

COPY

NOTICE OF FORECLOSURE SALE

May 30, 2018

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

On: May 30, 2018 at 02:35P

As a Recording

Total Fees : 2.00

Receipt Number - 218978

By:
Georsina Lira

Deed of Trust:

Dated: April 1, 2014

Grantor: Karen Jones

Trustee: Terrie Diane Trip

Lender: T R Land Co., LLC

Recorded in: Volume 1782, Page 114, Official Public Records, Wilson County, Texas

Secures: Real Estate Lien Note (the "Note") dated April 1, 2014, in the original principal amount of \$22,500.00, executed by Karen Jones ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described on Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee: Michael A. Repka

Substitute Trustee's Address: 208 North Smith Street
Pleasanton, Texas 78064
Atascosa County

Foreclosure Sale:

Date: Tuesday, July 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

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

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

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

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

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

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

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

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

Pursuant to Section 51.0075(a) of the Texas Property Code, 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.



Michael A. Repka
SBN: 24074943
P.O. Box 737
208 North Smith Street
Pleasanton, Texas 78064
Phone: (830) 569-8787
Fax: (888) 507-8155
michael@mrepkalaw.com

STATE OF TEXAS §
 §
COUNTY OF ATASCOSA §

This document was acknowledged before me on this the 30th day of May, 2018, by Michael A. Repka.

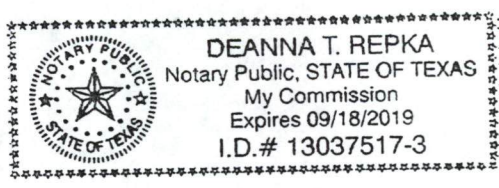
Seal:  Deanna T. Repka
Notary Public, State of Texas
My commission expires: 09/18/19
DEANNA T. REPKA
Notary Public, STATE OF TEXAS
My Commission
Expires 09/18/2019
I.D.# 13037517-3

EXHIBIT "A"

Lot 173, Tierra Robles Subdivision, Unit III, as per Plat of Tierra Robles Subdivision, Unit III, of record at Volume 9, Page 18 of the Map and Plat Records of Wilson County, Texas.

COPY

NOTICE OF FORECLOSURE SALE

May 30, 2018

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 30, 2018 at 02:35P
As a Recording

Total Fees : 2.00

Receipt Number - 218978
By: Georsina Lira

Deed of Trust:

Dated: February 10, 2014
Grantor: Karen Jones
Trustee: Terrie Diane Trip
Lender: T R Land Co., LLC
Recorded in: Volume 1774, Page 681, Official Public Records, Wilson County, Texas
Secures: Real Estate Lien Note (the "Note") February 10, 2014, in the original principal amount of \$25,200.00, executed by Karen Jones ("Borrower") and payable to the order of Lender.
Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described on Exhibit "A" attached hereto and made a part hereof.
Substitute Trustee: Michael A. Repka
Substitute Trustee's Address: 208 North Smith Street
Pleasanton, Texas 78064
Atascosa County

Foreclosure Sale:

Date: Tuesday, July 3, 2018
Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

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

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

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

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

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

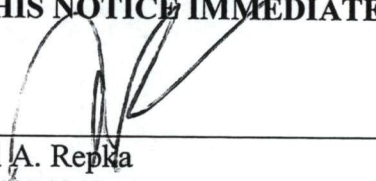
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Pursuant to Section 51.0075(a) of the Texas Property Code, 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.

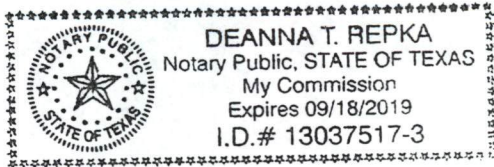


Michael A. Repka
SBN: 24074943
P.O. Box 737
208 North Smith Street
Pleasanton, Texas 78064
Phone: (830) 569-8787
Fax: (888) 507-8155
michael@mrepkalaw.com

STATE OF TEXAS §
 §
COUNTY OF ATASCOSA §

This document was acknowledged before me on this the 30th day of May, 2018, by Michael A. Repka.

Seal:



Deanna T. Repka
Notary Public, State of Texas
My commission expires: 09/18/19

EXHIBIT "A"

Lot 174, Tierra Robles Subdivision, Unit III, as per Plat of Tierra Robles Subdivision, Unit III, of record at Volume 9, Page 18 of the Map and Plat Records of Wilson County, Texas.

COPY

216 Bluebonnet Ln , San Antonio, TX 78223

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 24, 2018 at 09:08A
As a Recording
Total Fees: 2.00

Receipt Number - 218807
By,
Krystle Hidalgo,

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: 07/03/2018

Time: Between 12pm-3pm and beginning not earlier than 12pm-3pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wilson County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/07/1995 and recorded in the real property records of Wilson County, TX and is recorded under Clerk's File/Instrument Number, 55626 with Fernando J. Carrillo and Brenda S. Carrillo (grantor(s)) and Home Savings of America, FSB mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Fernando J. Carrillo and Brenda S. Carrillo, securing the payment of the indebtedness in the original amount of \$121,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING 2.483 ACRES OF LAND OUT OF THE FERNANDO RUIZ SURVEY, A-524, WILSON COUNTY, TEXAS; BEING PART OF WHAT IS KNOWN AS LOT 46 OF THE TOWER LAKES ESTATES SUBDIVISION ACCORDING TO PLAT OF RECORD IN VOLUME 2, PAGE 24, PLAT RECORDS OF WILSON COUNTY, TEXAS; BEING THE LAND DESCRIBED IN CONVEYANCE FROM VICTOR JANEK AND WIFE, ADELIN JANEK TO CHRIS C. ZAIONTZ, JR. AND WIFE, MELINDA B. ZAIONTZ OF RECORD IN VOLUME 665, PAGE 82, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FND) ON THE SOUTHERLY R.O.W. OF BLUE BONNET ROAD FOR THE NORTHEASTERLY CORNER OF LOT 44; THE NORTHWESTERLY CORNER OF LOT 46 AND OF THIS TRACT.

THENCE: N73-45-58E, WITH SAID R.O.W. OF BLUE BONNET ROAD, 288.58 FEET TO AN IRON PIN (FND) FOR THE NORTHEASTERLY CORNER OF THIS TRACT AND NORTHWESTERLY CORNER OF THE LARRY W. YANTA, ET UX LAND DESCRIBED IN VOLUME 701, PAGE 446, WILSON COUNTY DEED RECORDS.

THENCE: S16-06-32E, ACROSS LOT 46 WITH THE COMMON LINE OF THE YANTA LAND AND OF THIS TRACT, 375.24 FEET TO AN IRON PIN (FND) FOR THE SOUTHEASTERLY CORNER OF THIS TRACT ON THE COMMON LINE OF LOT 46 AND LOT 70.

THENCE: S73-44-27W, WITH THE COMMON LINE OF SAID LOTS, 287.76 FEET TO AN IRON PIN (FND) FOR THE SOUTHWESTERLY CORNER OF LOT 46 AND OF THIS TRACT, BEING ON THE EASTERLY LINE OF LOT 44-A.



4658694

THENCE: N16-31-51W, WITH THE COMMON LINE OF LOT 44-A AND LOT 46, DISTANCE OF 25.88 FEET TO AN IRON PIPE (FND) FOR THE SOUTHEASTERLY CORNER OF LOT 44 AND AN ANGLE POINT OF THIS TRACT.

THENCE: N16-12-48W, WITH THE COMMON LINE OF LOT 44 AND OF LOT 46, DISTANCE OF 349.48 FEET TO THE PLACE OF BEGINNING CONTAINING 2.483 ACRES OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Troy Martin

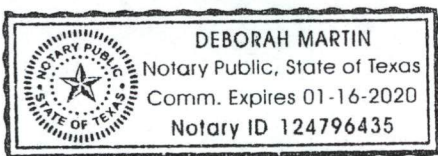
SUBSTITUTE TRUSTEE

Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Deanna Ray,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of May, 2018.



Deborah Martin

NOTARY PUBLIC in and for

Medina COUNTY

My commission expires: 1/16/2020

Print Name of Notary:

Deborah Martin

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

COPY NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/21/2016

Grantor(s)/Mortgagor(s):
KAYLA SENDEMER, A SINGLE WOMAN

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

Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

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

Recorded in:
Volume: 1891
Page: 29
Instrument No: 00051298

Property County:
WILSON

On: May 21, 2018 at 11:27A
As a Recording

Total Fees : 2.00

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Receipt Number - 218701
By:
Georgina Lira

Legal Description: LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

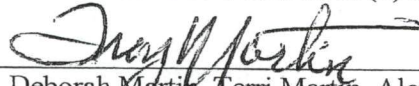
Date of Sale: 7/3/2018

Earliest Time Sale Will Begin: 12:00PM

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

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

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



Deborah Martin, Terri Martin, Alexis Martin,
Cassie Martin, Troy Martin, Shelby Martin,
Deanna Ray
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-55843-POS
Loan Type: Farm Loan

TX-18-55843-POS

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

**SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED
HEREIN**

Being a 1.00 acre tract situated in the William McNuner Survey No. 10, Abstract 237, Wilson County, Texas and being that same 1.00 acre tract as described in a conveyance from Shelia Brown to Edmund Kosub, Jr. and Kathy J. Crisp recorded in Volume 1511, Page 896, Official Public Records of Wilson County, Texas; said 1.00 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found on the north line of U. S. Highway No. 87 at the most southerly southeast corner of a 5.995 acre tract as described in a conveyance to Richard B. Forcheimer and wife, Doris E. Forcheimer recorded in Volume 1103, Page 530, Official Public Records of Wilson County, Texas, for the southwest corner of said 1.00 acre tract and the herein described tract;

THENCE North 15° 16' 15" East 301.13 feet (deed call North 15° 21' East 301.46 feet) generally along a wire fence with the common line of said 1.00 acre tract and said 5.995 acre tract to a 1/2" steel rod found at an interior corner of said 5.995 acre tract, for the northwest corner of said 1.00 acre tract and the herein described tract;

THENCE South 75° 03' 32" East 155.13 (deed call South 74° 37' East 155.61 feet) generally along a wire fence with the common line of said 1.00 acre tract, said 5.995 acre tract and a 4.49 acre tract as described in a conveyance to Edmund S. Kosub and Kathy J. Crisp recorded in Volume 1511, Page 896, Official Public Records of Wilson County, Texas to a 1/2" steel rod found at the northwest corner of a 1.00 acre tract as described in a conveyance to Edmund S. Kosub and Kathy J. Crisp recorded in Volume 1511, Page 896, Official Public Records of Wilson County, Texas, for the northeast corner of said 1.00 acre tract and the herein described tract;

THENCE South 15° 21' 00" West 258.93 feet (deed call South 15° 21' West 258.80 feet) (Basis of Bearings) with the common line of said 1.00 acre tracts to a 1/2" steel rod found on said north line of U. S. Highway No. 87 at the southwest corner of said 1.00 acre tract, for the southeast corner of said 1.00 acre tract and the herein described tract;

THENCE South 89° 42' 45" West 160.65 feet (deed call North 89° 57' West 161.33 feet) generally along a wire fence with said north line of U. S. Highway No. 87 to the POINT OF BEGINNING and containing 1.00 acres, more or less.

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 14, 2018

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

On: May 14, 2018 at 03:09P

As a Recording

Total Fees : 2.00

Receipt Number - 218438
By,
Elsy Barreto

NOTE:

DATE: January 31, 2012
AMOUNT: \$63,000.00
MAKER: Norman D. Kirtland and Irma C. Kirtland
PAYEE: A & M Heritage Holdings, Ltd., dba A & M Investment

DEED OF TRUST:

DATE: January 31, 2012
GRANTOR: Norman D. Kirtland and Irma C. Kirtland
BENEFICIARY: A & M Heritage Holdings, Ltd., dba A & M Investment
COUNTY WHERE PROPERTY IS LOCATED: Wilson
TRUSTEE: Michael Baucum or Jerry T. Steed

RECORDING INFORMATION: Vol. 1649, page 791, as modified and extended in document recorded in Vol. 1902, page 118, Official Public Records of Real Property of Wilson County, Texas. K

PROPERTY: 9.22 acres of land, more or less, situated in Wilson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Norman D. Kirtland and Irma C. Kirtland

SUBSTITUTE TRUSTEE: Mark Cummings or Phil West or Dick Veters or Jason West or Patrick Armstrong

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

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

JUNE 5, 2018, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The most westerly door of the Wilson County Courthouse, being the courthouse door facing Third Street, Floresville, Wilson County, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

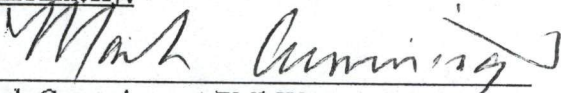
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Mark Cummings or Phil West or Dick Vettters
or Jason West or Patrick Armstrong, Substitute Trustee

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 9.22 ACRES OF LAND

BEING 9.22 acres of land called Tract 4 in this survey and partition out of the A. Trevino Grant, Survey No. 11, Abstract No. 20, Wilson County, Texas, being a part or portion of the land described in a conveyance to Rodney Leifeste of record in Volume 1456, Page 233, Wilson County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 rebar with a "Pollok & Sons" cap on the westerly right-of-way line of County Road No. 425 for the northeasterly corner of this tract, southeasterly corner of a 10.00 acre tract called Tract 3 in this survey and partition and being South 30° 18' 15" East, distance of 1316.52 feet from a found 1/2 inch pin for the northeasterly corner of the Leifeste land at the beginning of a flare to County Road No. 334;

THENCE South 30° 18' 15" East, with the westerly right-of-way line of County Road No. 425, a distance of 414.23 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the southeasterly corner of this tract;

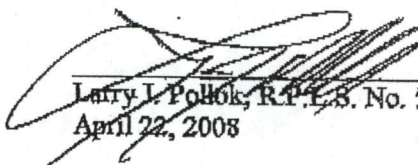
THENCE South 60° 22' 50" West, with the common line of the residue of the Hagan Niemietz land described in Volume 942, Page 304 of the Official Public Records of Wilson County, Texas and the south line of this tract, a distance of 973.44 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the southwesterly corner of this tract on the easterly line of the Debbie Rene Rice land described in Volume 1269, Page 705, Wilson County Official Public Records;

THENCE North 30° 16' 51" West, with the common line of the Rice land and of this tract, a distance of 411.29 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the northwesterly corner of this tract and southwesterly corner of the aforementioned Tract 3;

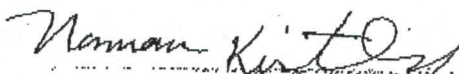
THENCE North 60° 12' 28" East, across the Leifeste land with the common line of Tract 3 and of this tract, a distance of 973.24 feet to the POINT OF BEGINNING containing 9.22 acres of land as shown on a plat that accompanies this description.

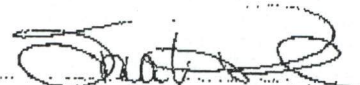
THE bearing system is based on WGS84.

POLLOK & SONS SURVEYING, INC.


Larry J. Pollok, R.P.L.S. No. 5186
April 22, 2008







COPY

Notice of Substitute Trustee's Sale

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 14, 2018 at 03:09P
As a Recording

Date: May 14, 2018

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated June 12, 2015 in the original principal amount of \$186,118.00

Total Fees : 2.00

Receipt Number - 218438
By:
Elsy Barreto

Deed of Trust

Date: June 12, 2015
Grantor: Ann Kathryn Price
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services

Recording information: Clerk's File No. 45663 Volume 1855, Page 575, and corrected in Clerk's File No. 47934, Volume 1870, Page 225, of the Official Public Records of Real Property of Wilson County, Texas

Property: All that certain tract known as Lot 71, of the TIERRA ROBLES SUBDIVISION UNIT 1, as shown by a map or plat of record in Volume 8, Page 36 of the Plat Records of Wilson County, Texas, said tract of land being a portion of the same property described in a Deed from New Select Development, Ltd. to New Adams Ranch, L.P. dated July 29, 1998, recorded in Volume 971, Page 691 of the Official Public Records of Wilson County, Texas.

Substitute Trustee's Name: Brent A. Lane, Mark Cummings, Phil West, Dick Veters, Jason West or Patrick Armstrong, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

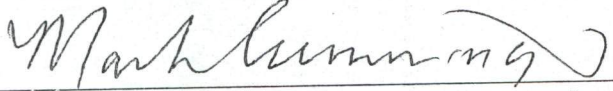
County: Wilson
Date of Sale (first Tuesday of month): August 7, 2018
Time of Sale: 1:00 p.m. - 4:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Mark Cummings, Phil West, Dick Veters, Jason West or Patrick Armstrong, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: 
Brent A. Lane, Mark Cummings, Phil West, Dick Veters, Jason West or Patrick Armstrong, any to act

AFFIDAVIT OF POSTING SUBSTITUTE TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS)(

COUNTY OF WILSON)(

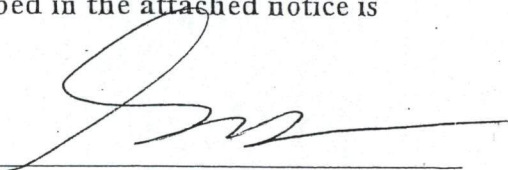
KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared

Georgina Lira _____, who after being by me duly sworn, said

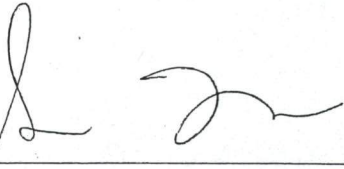
upon her oath:

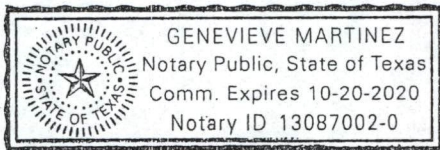
"I, Georgina Lira _____, do solemnly swear (or affirm) that I posted a copy of the attached Substitute Trustee's Notice of Sale on the 11th day of May 2018, such date being at least twenty-one days preceding the date of sale set forth in the attached Substitute Trustee's Notice of Sale, and that I accomplished and performed the just-mentioned date by posting a copy of the attached Substitute Trustee's Notice of Sale at the door of the county courthouse in Wilson County, Texas, which is the county in which the property described in the attached notice is located.

Signature 

Printed Name Georgina Lira

SWORN TO AND SUBSCRIBED BEFORE ME, this 11th day of May, 2018, to which witness my hand and seal of office.





Notary Public _____ State of Texas
Printed Name: Genevieve Martinez
My Commission Expires: 10-20-2020

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF WILSON §

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

On: May 11, 2018 at 01:59P
As a Recording

Total Fees : 2.00

Receipt Number - 218359
By:
Georgina Lira

Date: May 10, 2018

Deed of Trust:

Date: August 13, 2005

Grantor: Gregory Mata and Dora Ramos

Beneficiary: Wilson County Ltd.

Recorded in: Volume 1301, Page 250, Official Public Records, Wilson County, Texas.

Property: Lot 40 of Terrace Hill Farms, Unit II, a recorded subdivision of Wilson County, Texas as shown in Volume 8, Page 23-25, Plat Records, Wilson County, Texas

Date of Sale: June 5, 2018


Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville Texas.

Designated Area: The most westerly door facing 3rd Street, bearing the address 1420 3rd Street, Floresville, Texas 78114

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction tot he highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee - S. E. Rutledge or Zachary Potts or James Nelson or Steve McMillen

For more information:

COPY

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 10, 2018 at 10:39A
As a Recording

Total Fees : 2.00

Receipt Number - 218287
By,
Georgina Lira

TS#: 18-20225

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/11/2011, RODOLFO GONZALEZ, JR. AND JACLYN J. GONZALEZ, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CHRIS A. PEIRSON, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for HIGH POINT MORTGAGE, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$204,000.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for HIGH POINT MORTGAGE, its successors and assigns, which Deed of Trust is Recorded on 11/15/2011 as Volume 00008427, Book 1634, Page 696, in Wilson County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 47, OAK FIELDS ESTATES SUBDIVISION, UNIT THREE, WILSON COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 3, PLAT RECORDS OF WILLSON COUNTY, TEXAS

Commonly known as: **161 OAK FIELDS DR, FLORESVILLE, TX 78114**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Deanna Ray**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4657197

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 7/3/2018 at 12:00 PM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Wilson County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

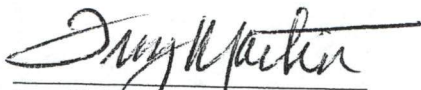
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 5/9/2018



By: Substitute Trustee(s)

Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Deanna Ray,

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 11, 2018 at 02:02P
As a Recording

Notice of Trustee's Sale

Date: May 10, 2018

Substitute Trustee: David L. Ricker or Douglas E. Moyer or Steven S. Lee : 2.00
Stevenson

Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Receipt Number - 218360
By
Elsy Barreto

Mortgagee: Texas Southwest Mortgage Acceptance, LP, a Texas limited partnership

Note: Note dated August 22, 2003 in the amount of \$61,923.08

Contract for Deed

Date: August 22, 2003

Grantor: William J. Bindseil

Mortgagee: Texas Southwest Mortgage Acceptance, LP, a Texas limited partnership

Recording information: Unknown

Property:

Lot 52, Oak Hollow Park, Wilson County, Texas, known as 286 Hickory Run, La Vernia, Texas. Also a Manufactured Home known as Fleetwood Homes, and being a Festival Ltd. Model, Manufacture dated being 08/06/1998, 16' x 76' Label/Decal No. RAD 1081777 and Serial No. TXFLW12A31947FD11.

County: Wilson County

Date of Sale (first Tuesday of month): June 5, 2018

Time of Sale: 10:00 a.m.

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

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.

Mortgagee has appointed David L. Ricker as Trustee under the Contract for Deed. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David L. Ricker
P. O. Box 1571
Boerne, Texas 78006

COPY

305 Mourning Dove , Floresville, TX 78114

18-012127

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: 07/03/2018

Time: Between 12pm-3pm and beginning not earlier than 12pm-3pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wilson County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/21/2005 and recorded in the real property records of Wilson County, TX and is recorded under Clerk's File/Instrument Number 7625, with Jose Delgado and Ernestina Delgado (grantor(s)) and Mortgage Electronic Registration Systems, Inc. as nominee for BSM Financial, L.P. d/b/a BankSource Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jose Delgado and Ernestina Delgado, securing the payment of the indebtedness in the original amount of \$122,689.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 52B, WHITEWING VISTA, UNIT 3, AS SHOWN BY PLAT RECORDED IN VOLUME 9, PAGE 16-17 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

INCLUDES MANUFACTURED HOUSING UNIT(S) DESCRIBED AS FOLLOWS:

MAKE: PALM HARBOR HOMES

MODEL: KXT464F2

WIDTH: 32

LENGTH: 64

SERIAL #: PH1710004A/B

YEAR: 2005

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

On: May 03, 2018 at 09:44A

As a Recording

Total Fees : 2.00

Receipt Number - 217993
By:
Mary Spoon

SAID UNIT(S) ATTACHED TO THE LAND IN A PERMANENT MANNER SO AS TO BE RENDERED AN IMMOVABLE FIXTURE AND AN INTEGRAL PART OF THE SUBJECT PROPERTY.



4656447

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Troy Martin

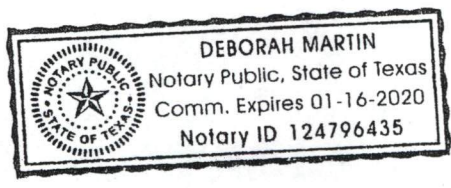
SUBSTITUTE TRUSTEE

Troy Martin, Deborah Martin, Deanna Ray, Cassie Martin, Terri Martin
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Yelena Lantsova, Garrett Sanders, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3 day of May, 2018.



Deborah Martin
NOTARY PUBLIC in and for
Medina COUNTY
My commission expires: 1/16/2020
Print Name of Notary:
Deborah Martin

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____