

**COPY**

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

Total Fees : 2.00

Receipt Number - 164357  
By:  
Cynthia Hinojosa

**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 6th day of May, 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, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

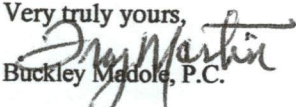
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested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

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

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

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

Very truly yours,

  
Buckley Medole, 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

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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:

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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

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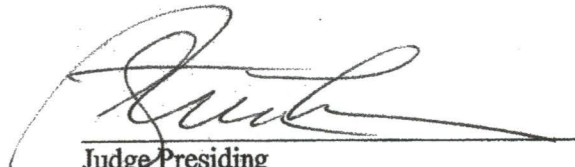
2. The name and last known address of each respondent subject to the order are:


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  
DISTRICT CLERK  
BY:   
DEPUTY

Return to:

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

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:

Lots 9 and 10, Block 4, W.R. Voges Subdivision, in the City of Poth, Wilson County, Texas, according to the plat thereof recorded in Volume 1, Page 105, Plat Records of Wilson County, Texas

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 1142, Page 491 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: April 1, 2014

Time: The sale will begin no earlier than 1:00 p.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 area designated by the Commissioners Court for conducting foreclosure sales

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 refiling may be after the date originally scheduled for this sale.

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and

effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Grace Rocha and Lloyd Critchley.

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 executed by Grace Rocha and Lloyd Critchley, and payable to the order of Spanish Oak Land Home, Inc., d/b/a South Texas Homes. RHRP, LLC 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, RHRP, LLC at Post Office Box 250, Marion, Texas 78124.

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: March 11, 2014

  
\_\_\_\_\_  
Anthony O. Schaker, *SUBSTITUTE TRUSTEE*  
304 N. Austin St.  
Seguin, TX 78155  
Telephone (830) 303-5555  
Telecopier (830) 303-5666

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

On: Mar 11, 2014 at 11:45A

As a Recording

Total Fees : 2.00

Receipt Number - 163596  
By:  
Frances Cherry

# COPY

## NOTICE OF FORECLOSURE SALE

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

EXHIBIT A

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/16/2007 and recorded in Book 1391 Page 661 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: 04/01/2014

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

Place: Wilson County Courthouse, Texas, at the following location: THE MOST WESTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

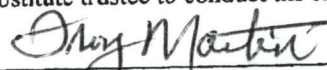
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by STUART C. HAMM AND NORA HAMM, provides that it secures the payment of the indebtedness in the original principal amount of \$160,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LNV CORPORATION is the current mortgagee of the note and deed of trust.

6. **Default and Request to Act.** Default has occurred under the deed of trust and LNV CORPORATION obtained a Home Equity Foreclosure Order from the 218th District Court of Wilson County on 09/17/2013 under Cause No. 12-12-0673-CVW. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.



BRUCE H. NEYLAND, PATRICIA E. NEYLAND, KAREN WORK,  
TROY MARTIN, MELODY SPEER, WENDY SPEER, BRENDA  
ROLON, ROB VALDESPINO OR OLIVIA VALDESPINO  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

12-000119-391  
5160 CR 405  
FLORESVILLE, TX 78114

**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.**



Doc 00023303 Bk 09 Vol 1391 Pg 676

## EXHIBIT 'A'

File No.: 4496762 (CLS)  
Property: 5160 CR 405, FLORESVILLE, TX 78114

BEING 5.00 acres of land out of the Maria J. Perez Survey No. 9, Abstract No. 251, Wilson County, Texas and being a part or portion of Lot 3, Premier Ranch Subdivision, as shown on the plat of record in Volume 8, Page 59 of the Plat Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" pin in the northeasterly right-of-way of County Road No. 404 for the west corner of Lot 4 and the south corner of Lot 3 and of this tract;

THENCE North 31 degrees 14' 48" West, (the record bearing for this survey per the plat), with said right-of-way, a distance of 511.93 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the west corner of this tract;

THENCE North 58 degrees 45' 11" East, in to Lot 3, a distance of 424.11 feet to a set 1/2" rebar with a "Pollok & Sons" cap in the southwest line of Lot 2 for the north corner of this tract;

THENCE South 31 degrees 34' 52" East, with the common line of said Lot 2, a distance of 511.57 feet to a found 1/2" pin in the northwest line of the aforementioned Lot 4 for the south corner of Lot 2 and the east corner of Lot 3 and of this tract;

THENCE South 58 degrees 42' 11" West, with the common line of said Lot 4, a distance of 427.10 feet to the POINT OF BEGINNING and containing 5.00 acres of land as shown on a plat that accompanies this description.

A.P.N.

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

On: Mar 22, 2007 at 12:02P

As a Recording

Document Number: 00023303  
Total Fees : 76.00

Receipt Number - 61283  
By,  
Judy Fiewing,

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 RECORDED in Official Public Records the Volume: 1391 and Page: 661 of the said records of: Wilson County as stamped hereon by me.

Mar 22, 2007



Eva S. Martinez  
COUNTY CLERK  
WILSON COUNTY, TEXAS

339 FLORES OAKS DRIVE  
FLORESVILLE, TX 78114

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Mar 10, 2014 at 02:46  
0000004224366  
As a Recording  
Total Fees : 2.00

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: April 01, 2014

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 10, 2002 and recorded in Document VOLUME 1106, PAGE 906 real property records of WILSON County, Texas, with BRANDI N. ROBERTS AND JOE D ROBERTS, grantor(s) and CHASE MANHATTAN MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDI N. ROBERTS AND JOE D ROBERTS, securing the payment of the indebtednesses in the original principal amount of \$69,064.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

SURFACE ONLY OF LOT 1, FLORES OAKS ESTATES, SITUATED IN WILSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGES 1-2 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



B. NEYLAND, W. HIATT OR KAREN WORK

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive  
/Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com



NOS00000004224366

HOME EQUITY POSTING WITH ORDER ATTACHED

108 GUERRA STREET  
STOCKDALE, TX 78160

20080187522775

NOTICE OF SUBSTITUTE TRUSTEE SALE

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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

1. Date, Time, and Place of Sale.

Date: April 01, 2014

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

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

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 26, 2004 and recorded in Document VOLUME 1219, PAGE 67 real property records of WILSON County, Texas, with NIFE CABRERA AND OLGAM. CABRERA, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

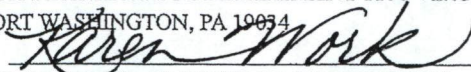
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NIFE CABRERA AND OLGA M. CABRERA, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

c/o OCWEN LOAN SERVICING, LLC  
ATTN: BANKRUPTCY DEPARTMENT 1100 VIRGINIA DRIVE, SUITE 175  
FORT WASHINGTON, PA 19074

  
B. NEYLAND, W. HIATT OR KAREN WORK

Substitute Trustee

c/o  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

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

On: Mar 10, 2014 at 02:26P

As a Recording

Total Fees : 2.00

Receipt Number - 163532  
By:  
Frances Cherry



NOS20080187522775

**EXHIBIT "A"**

0.32 ACRES OF LAND, MORE OR LESS, IN WILSON COUNTY, TEXAS, A PART OF THE ALONSEN GREEN SURVEY NO. 275, ABSTRACT NO. 124, AND BEING PART OF THAT SAME 3.865 ACRE TRACT DESCRIBED IN DEED DATED FEBRUARY 8, 1964, FROM MARGARET HOLLAND WEBER TO WILSON G. GANN, ET UX, OF RECORD IN VOLUME 371, PAGE 391, DEED RECORDS OF WILSON COUNTY, TEXAS, SAID 0.32 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET FOR THE MOST NORTHERLY CORNER OF THIS TRACT, AND BEING THE MOST NORTHERLY CORNER OF SAID 3.865 ACRE TRACT, AND BEING THE CORNER OF "OLD FLORESVILLE-STOCKDALE ROAD";

THENCE SOUTH 34 DEG. 58' EAST, 100.0 FEET WITH THE SW BOUNDARY OF A STREET KNOWN AS THE "OLD FLORESVILLE-STOCKDALE ROAD" TO AN IRON PIN SET FOR THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 61 DEG. 40' WEST, 140.0 FEET TO AN IRON PIN SET FOR THE SOUTHERLY CORNER OF THIS TRACT;

THENCE NORTH 34 DEG. 58' WEST, 100.0 FEET TO AN IRON PIN SET FOR THE MOST WESTERLY CORNER OF THIS TRACT, AND BEING ON THE SE BOUNDARY OF SAID OLD FLORESVILLE-STOCKDALE ROAD;

THENCE NORTH 61 DEG. 40' EAST, 140.0 FEET WITH THE SE BOUNDARY OF SAID STREET TO THE PLACE OF BEGINNING, AND CONTAINING 0.32 ACRES, MORE OR LESS.

AND BEING THE SAME PROPERTY DESCRIBED IN TRUSTEE'S DEED DATED JANUARY 1, 1991, EXECUTED BY FRANK L. BAIN, JR., TRUSTEE, TO SECURITY STATE BANK, OF RECORD IN VOLUME 768, PAGE 351, DEED RECORDS OF WILSON COUNTY, TEXAS.

Cause Number 13-04-0263-CVW

In re: Order for Foreclosure  
Concerning

108 GUERRA STREET,  
STOCKDALE, TX 78160  
Under Tex. R. Civ. Proc. 736

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IN THE DISTRICT COURT OF

WILSON COUNTY, TEXAS

81st JUDICIAL DISTRICT

**DEFAULT HOME EQUITY FORECLOSURE ORDER**

On this date the court considered Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2004-NC6, Mortgage Pass-Through Certificates, Series 2004-NC6, or their successors or assigns (hereinafter "Petitioner"), Tex. R. Civ. P. 736 home equity foreclosure Application. The court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. After reviewing the Motion for Default Order, the pleadings, the affidavits and the arguments of counsel, the court finds:

1. The Respondent(s) and their last known address (Tex. Prop. Code § 51.0001(2)) are as follows:

**NIFE CABRERA**  
108 GUERRA STREET, STOCKDALE, TX 78160

**OLGA M. CABRERA**  
108 GUERRA STREET, STOCKDALE, TX 78160

2. The commonly known street address of the property encumbered by the lien sought to be foreclosed is 108 Guerra Street, Stockdale, TX 78160 (the "Property"). The Property legal description is:

0.32 ACRES OF LAND, MORE OR LESS, IN WILSON COUNTY, TEXAS, A PART OF THE ALONSEN GREEN SURVEY NO. 275, ABSTRACT NO. 124, AND BEING PART OF THAT SAME 3.865 ACRE TRACT DESCRIBED IN DEED DATED FEBRUARY 8, 1964, FROM MARGARET HOLLAND WEBER TO WILBON G. GANN, ET UX, OF RECORD IN VOLUME 371, PAGE 391, DEED RECORDS OF WILSON COUNTY, TEXAS, SAID 0.32 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET FOR THE MOST NORTHERLY CORNER OF THIS TRACT, AND BEING THE MOST NORTHERLY CORNER OF SAID 3.865 ACRE TRACT, AND BEING THE CORNER OF "OLD FLORESVILLE-STOCKDALE ROAD";

THENCE SOUTH 34 DEG. 58' EAST, 100.0 FEET WITH THE SW BOUNDARY OF A STREET KNOWN AS THE "OLD FLORESVILLE-STOCKDALE ROAD" TO AN IRON PIN SET FOR THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 61 DEG. 40' WEST, 140.0 FEET TO AN IRON PIN SET FOR THE SOUTHERLY CORNER OF THIS TRACT;

THENCE NORTH 34 DEG. 58' WEST, 100.0 FEET TO AN IRON PIN SET FOR THE MOST WESTERLY CORNER OF THIS TRACT, AND BEING ON THE SE BOUNDARY OF SAID OLD FLORESVILLE-STOCKDALE ROAD;

THENCE NORTH 61 DEG. 40' EAST, 140.0 FEET WITH THE SE BOUNDARY OF SAID STREET TO THE PLACE OF BEGINNING; AND CONTAINING 0.32 ACRES, MORE OR LESS.

AND BEING THE SAME PROPERTY DESCRIBED IN TRUSTEE'S DEED DATED JANUARY 1, 1991, EXECUTED BY FRANK L. BAIN, JR., TRUSTEE, TO SECURITY STATE BANK, OF RECORD IN VOLUME 768, PAGE 351, DEED RECORDS OF WILSON COUNTY, TEXAS.

3. The Debt exists and is secured by a lien created under TEX. CONST. ART. XVI, § 50(a)(6), for a home equity loan.

4. Petitioner is the holder of the Note and Deed of Trust. Nife Cabrera And Olga M. Cabrera (hereafter "Obligor" whether one or more) executed the promissory note dated April 26, 2004 in the original principal amount of \$50,000.00. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.

5. Obligors executed a security instrument ("Deed of Trust"), which is recorded in the Wilson County Real Property Records at VOLUME 1219, PAGE 67.

6. Respondent failed to make payments in accordance with terms of the loan agreement, contract or deed of trust and is in default under the terms of those agreements.

7. As of the date the application was filed, Obligor failed to remit the installment payment due for September 1, 2008 and the installments that have become due after that date. As of February 27, 2013, there are at least 54 unpaid scheduled payments. The amount required to cure the default before March 8, 2013 is \$46,099.85. The amount required to pay off the loan in full before March 8, 2013 is \$78,871.27. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after March 8, 2013, all of which will continue to accrue according to the terms of the Note and Deed of Trust.

8. The requisite notices to cure the default and accelerate the maturity of the Debt have 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.

9. 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.

10. The court further finds that the Application complies with Tex. R. Civ. P. 735 and 736; that in accordance with Tex. R. Civ. P. 736.7(c) a copy of the required Return of Service has been on file with the Clerk of the Court for at least ten (10) days. Petitioner has established the basis for foreclosure; that Petitioner has appointed B. Neyland, W. Hiatt Or Karen Work or their successor, as the substitute trustee to conduct the foreclosure contemplated by this proceeding; and that Petitioner may proceed with foreclosure of the secured Property according to the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law in accordance with Tex. R. Civ. P. 736.9.

IT IS THEREFORE ORDERED that the Petitioner may proceed with a foreclosure sale under the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law with respect to the secured Property made the subject of this proceeding.

SIGNED this 29 day of Jan, 20 14

ORIGINAL SIGNED BY  
DONNA S. RAYES  
DISTRICT JUDGE

APPROVED AS TO FORM AND SUBSTANCE:

~~\_\_\_\_\_~~  
Clark Royle  
Texas Bar No. 24046763  
Tom Misteli  
Texas Bar No. 24058774  
Ryan Bourgeois  
Texas Bar No. 24050314  
Elizabeth McDonald  
Texas Bar No. 24062879  
Paige E. Bryant  
Texas Bar No. 24051920  
15000 Surveyor Blvd., Suite 100  
Addison, Texas 75001  
972-386-5040 (Phone)  
972-386-7673 (Fax)  
ATTORNEYS FOR APPLICANT

Filed 29 Day of Jan 14  
10:09 A M  
Deborah Bryan  
Clerk District Court Wilson County, Texas  
By ISHMUC Deputy



**Current Borrower:** SCOTT L. JERKINS AND SARRAH A JERKINS AS HUSBAND AND WIFE, AS JOINT TENANTS  
**MHA File Number:** TX-14-21794-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHA  
**Property Address:** 425 HOMECREST DRIVE, LA VERNIA, TX 78121-0000

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Mar 10, 2014 at 01:35P  
As a Recording

**COPY**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/24/2007

**Grantor(s)/Mortgagor(s):**  
SCOTT L. JERKINS AND SARRAH A JERKINS : 2.00  
AS HUSBAND AND WIFE, AS JOINT TENANTS  
Receipt Number - 163522  
By: Oralia Vela

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR FAMILY FIRST MORTGAGE CORP

**Current Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Recorded in:**  
**Volume:** 1402  
**Page:** 699  
**Instrument No:** 00025230

**Property County:**  
WILSON

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

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


**Legal Description:** LOT 50, HOMESTEAD SUBDIVISION, WILSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 8, PAGES 33-34, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

**Date of Sale:** 4/1/2014

**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 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.

  
Troy Martin or Melody Speer or Wendy Speer  
or Cole D. Patton  
or Melissa A. McKinney  
or Karl Terwilliger  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

# COPY

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

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Mar 10, 2014 at 01:35P  
As a Recording

**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:**

Total Fees : 2.00

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  
**Reported Address:** 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 1st day of April, 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, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

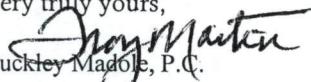
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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

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

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

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

Very truly yours,  
  
Buckley Madole, P.C.

CAUSE NUMBER 13-07-0444-CVW

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

112 BOSSIER ST  
POTH, TX 78147

UNDER TEX. R. CIV. PROC. 736

§  
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§  
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§  
§

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:

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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

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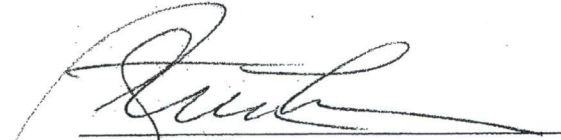
2. The name and last known address of each respondent subject to the order are:

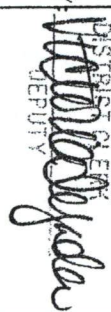
Ramon Gonzales, Respondent, whose last known address is  
PO BOX 243, Poth, TX 78147

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  
DISTRICT CLERK  
BY:   
DEPUTY

Return to:

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

# COPY

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

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

### DEED OF TRUST INFORMATION:

**Date:** 02/12/2008  
**Grantor(s):** JASON DOVE AND MELONIE DOVE, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
 NOMINEE FOR FIRST HOUSTON MORTGAGE, LTD., A LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$114,990.00  
**Recording Information:** Book 1444 Page 847 Instrument 00032323  
**Property County:** Wilson  
**Property:** LOT 17, OUT OF THE HILLCREST SUBDIVISION, WILSON COUNTY, TEXAS, AS PER PLAT OR MAP OF RECORD IN VOLUME 1, PAGE 107, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.  
**Reported Address:** 109 HILLCREST DR, LA VERNIA, TX 78121

On: Mar 10, 2014 at 01:35P  
As a Recording

Total Fees : 2.00

Receipt Number - 163522

By, Oralia Vela,

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

### SALE INFORMATION:

**Date of Sale:** Tuesday, the 1st day of April, 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, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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

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

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

Very truly yours,

  
Buckley Madole, P.C.

**Notice of Substitute Trustee's Sale**

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Mar 10, 2014 at 10:37A  
As a Recording

**Date:** March 10, 2014

**Mortgagee:** Southwest Stage Funding, LLC dba Cascade Financial Services

**Note:** Note dated January 4, 2012 in the original principal amount of \$144,248.00

Total Fees : 2.00

**Deed of Trust**

Receipt Number - 163504  
By:  
Oralia Velaz

**Date:** January 4, 2012

**Grantor:** Allen K. Volkmann

**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. 00009820, Volume 1643, Page 180 of the Official Public Records of Real Property of Wilson County, Texas

**Property:** Lot 179, TIERRA ROBLES SUBDIVISION, UNIT 3, as per plat of record in Volume 9, Pages 18-19 of the Map and Plat Records of Wilson County, Texas.

**Substitute Trustee's Name:** Brent A. Lane, Seth B. Larsen, Mark Cummings, Phil West, Dick Veters, 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):** April 1, 2014


**Time of Sale:** 1:00 pm - 4:00 pm

**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, Seth B. Larsen, Mark Cummings, Phil West, Dick Veters, 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, Seth B. Larsen, Mark Cummings, Phil West, Dick Veters, or Patrick Armstrong, any to act

Law Office of Beard & Lane, P.C.  
12841 Jones Road, Suite 100  
Houston, Texas 77070  
Telephone: (281) 897-8848



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Document Number: 00033019  
Total Fees: 38.00

***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.***

Number - 163362  
By,  
Cynthia Hinojosa,

THE STATE OF TEXAS )  
COUNTY OF WILSON )

Notice is hereby given that whereas, on April 27, 2006, Mark David Crouch and Diana Barron Crouch, executed a deed of trust to the State Executive Director for Farm Service Agency for the State of Texas and his successors in office as State Executive Director or Acting State Executive Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument of record in Volume 1339, Page 225, Official Public Records, Wilson County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal

Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on 10/22, 2013, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas (which office bears the address of 2 Library Lane, Floresville, Texas) in Floresville, Wilson County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of April, being the 1st day of April 2014, the following land located in said county and more particularly described as follows:

Being 29.19 acres of land out of the Antonio Flores Survey No. 5, Abstract No. 104, Wilson County, Texas and being a part or portion of the same land described in a conveyance to Richard L. King and Sarah P. King in a deed of record in Volume 989, Page 445 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found pin in the southwesterly right-of-way of County Road No. 232 for the north corner of the James R. King, et ux land as described in Volume 602, Page 499 of the Deed Records of Wilson County, Texas and the east corner of the parent tract and of this tract;

**THENCE** South 60°00'00" West, (the record bearing for this survey per the deed), a distance of 2568.37 feet to a set 1/2" rebar with cap in the northeast line of the Willard R. Busselman land as described in Volume 963, Page 423 of the Official Public Records of Wilson County, Texas for a corner of said James R. King land and the south corner of the parent tract and of this tract;

**THENCE** North 30°12'01" West, with the common line of said Busselman land, a distance of 532.95 feet to a set 1/2" rebar with cap for the south corner of a 19.19 acre tract also surveyed this day and the west corner of this tract;

**THENCE** North 60°00'10" East, into the parent tract, a distance of 2279.71 feet to a set 1/2" rebar with cap in the aforementioned southwest right-of-way of County Road No. 232 for the east corner of said 19.19 acre tract and the north corner of this tract;

**THENCE** with said right-of-way the following calls:

South 35°38'18" East, a distance of 128.47 feet to a corner post;

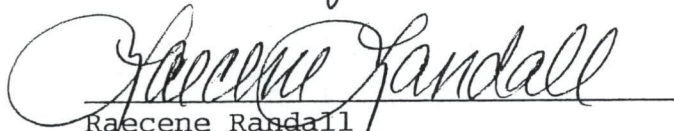
South 60°16'37" East, a distance of 273.41 feet to a corner post;

South 69°40'15" East, a distance of 219.38 feet to the POINT OF BEGINNING and containing 29.19 acres of land.

SUBJECT, HOWEVER TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. Overhead electric lines and other matters shown on plat dated June 18, 2003 by Pollok & Sons Surveying, Inc., Job King 0603.
3. Reservation and/or conveyance of all oil gas and other minerals by predecessors in title.
4. Unpaid ad valorem taxes.

EXECUTED this 24<sup>th</sup> day of February, 2014.



Raecene Randall  
Substitute Trustee  
3251 North Highway 123 Bypass  
Seguin, Texas 78155  
(830) 379-0932, ext. 2

ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF WILSON )

This instrument was acknowledged before me on 2-24-14,  
2014, by Raecene Randall, as Substitute Trustee.

*Karen M. Wright*  
Notary Public, State of Texas



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 30, 2012, executed by **LISA R. BRUNER** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Document No. 00012200, Official Public Records of Wilson County, Texas, a Substitute Trustee, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, will sell on **Tuesday, April 1, 2014**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wilson County Courthouse at the place designated by the Commissioner's Court for such sales in Wilson County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the Manufactured Housing Unit, 2008 CMH Southern Star Manufactured Housing Unit, Serial No. CW2011996TXAB.

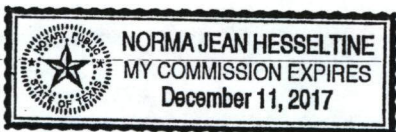
EXECUTED this 28<sup>th</sup> day of February, 2014.

*K. Clifford Littlefield*

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

THE STATE OF TEXAS §  
  §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 28<sup>th</sup> day of February, 2014, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

RETURN TO:  
K. CLIFFORD LITTLEFIELD  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Z:\KCLData\KCL\Vanderbilt\Bruner, Lisa R\Floodings\FORCLSR.vpd

EXHIBIT "A"

Lot 171 of the Tierra Robles Subdivision, Unit 3, as shown by plat recorded in Volume 9,  
Pages 18 of the Map and Plat Records of Wilson County, Texas.

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Mar 04, 2014 at 03:42P  
As a Recording  
Total Fees : 2.00  
Receipt Number - 163314  
By:  
Frances Cherry,