

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 11, 2014 at 11:45A
As a Recording

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF WILSON §

Total Fees : 2.00

Receipt Number - 169257
By,
Yvonne G Garcia,

Date: August 8, 2014

Deed of Trust:

Date: December 11, 2013

Grantor: Lisa Grizzle

Beneficiary: Bar P Land & Cattle Ltd.

Recorded in: Vol. 1769, Page 85, Official Public Records, Wilson County, Texas.

Property: Being 15.00 acres of land in the James Roden Survey, A-265, Wilson County, Texas and being more fully described by metes and bound in the attached Exhibit "A" in a Deed of Trust filed in Volume 1769, Page 85.

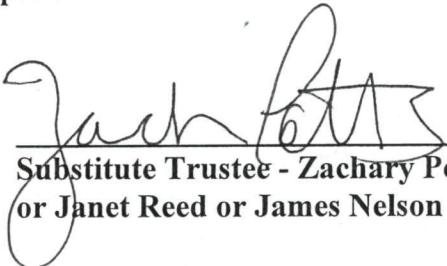
Date of Sale: September 2, 2014

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 - Zachary Potts
or Janet Reed or James Nelson

For more information:

**P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115**

Total Fees : 2.00

NOTICE OF SALE

Receipt Number - 168969
Krystle Hidalgo

Because of a default in the performance of the obligations and covenants of the Deed of Trust described below and the indebtedness thereby secured, and at the request of the Beneficiary, I, as the duly appointed Substitute Trustee, will sell the following described property at a public auction to the highest bidder for cash within the time and at the place and date specified below to satisfy, to the extent possible, the debt secured by the Deed of Trust.

Deed of Trust:

Date: November 11, 2011
Grantor: Bertram J. Garcia and Irene Garcia
Trustee: Dwayne McWilliams
Beneficiary: FIRST NATIONAL BANK (now known as SOUTHTRUST BANK, N.A.)
Recorded in: Volume 1638, Page 227, of the Official Public Records of Wilson County, Texas.

Property:

Lot 45, Jacobs Acres Subdivision, Unit II, Wilson County, Texas according to the map or plat thereof recorded in Volume 9, Page 79 of the Map and Plat Records of Wilson County, Texas;

Place of Sale: The most north-easterly door of the Wilson County Courthouse (being the courthouse door facing the office of the Wilson County Tax Assessor) in Floresville Texas; or at such other area at the Courthouse which may be designated by the Wilson County commissioners Court.

Date and Time of Sale: Tuesday, September 2, 2014; the sale will begin between the hours of 10:00 o'clock a.m. (the earliest time at which the sale will occur) and 1:00 o'clock p.m.

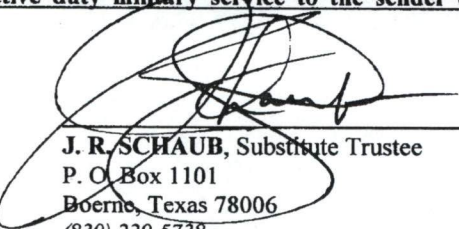
The above property will be sold "AS IS" in its present condition, without any warranties or representations, and will be sold subject to:

- (a) any and all restrictions, covenants, conditions, instruments and easements, if any, relating to the herein above described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of the County where the above described Property is located; and
- (b) the right, if any, of the United State Government to redeem such property in accordance with 26 U.S.C. 7425(d) or any other federal statute; and
- (c) any and all unpaid and outstanding ad valorem property taxes assessed against the Property, and any and all prior existing liens.

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

FILED

For record in my office
4 day of August 20 14
at 1:45 o'clock P M
EVA S. MARTINEZ, County Clerk
Wilson County, Texas
By Krystle C. Hidalgo Deputy


J. R. SCHAUB, Substitute Trustee
P. O. Box 1101
Boerne, Texas 78006
(830) 229-5738