

Total Fees : 2.00

Receipt Number - 173659
By,
Krystle Hidalgo

Notice of Substitute Trustee's Sale

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

All of that 7.84 acres of real property described in a General Warranty Deed dated December 15, 1992, recorded in Volume 816, Page 904, Official Public Records of Wilson County, Texas and being further described in a general warranty deed dated December 15, 1992, recorded in Volume 816, Page 908, Official Public Records of Wilson County, Texas and being further described in a General Warranty Deed dated June 30, 2000, recorded in Volume 1037, Page 426, Official Public Records of Wilson County, Texas together with improvements to the land ("Improvement")

2. Borrowers: Carlos G. Gonzales and Roxane M. Gonzales, 3540 FM 2579, Floresville, Texas 78114.
3. Mortgagee/Lender: Teresa Villarreal, 958 Hayloft, San Antonio, Texas 78245.

4. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated June 29, 2011 and recorded in Vol. 1613, Pg. 781, of the real property records of Wilson County, Texas.

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

Date: January 6, 2015

Time: The sale will begin no earlier than 12:00 pm (noon) 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 Wilson County, Texas, at the following location: The North Easterly Door of the Wilson County Courthouse or as designated by the County Commissioners.

4. Terms of Sale: Cash.

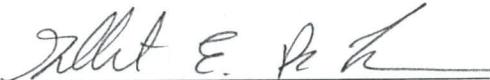
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Carlos Gonzales, and wife, Roxane M. Gonzales.

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 (a) the promissory note in the original principal amount of \$52,000.00 executed by Carlos G. Gonzales and Roxane M. Gonzales, and payable to the order of Teresa Villarreal. Current note holder is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

The deed of trust and Section 51.0075 of the Texas Property Code allow lender to remove the trustee and appoint a substitute trustee. Mortgagee/Lender removes the present trustee and appoints the Substitute Trustee as the trustee under the Deed of Trust and directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the State of Texas.

Substitute Trustee: G. Eric De Leon, 8700 Crownhill Blvd, #201, San Antonio, Texas 78209.

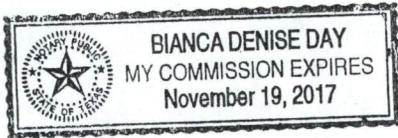
Dated: December 12, 2014

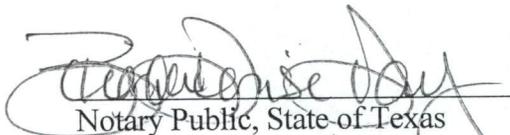
By: 
Gilbert Eric De Leon

State of Texas §
 §
County of Wilson §

Before me, Bianca Day, Notary Public, on this day personally appeared Gilbert Eric De Leon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12th Day of December 2014.




Notary Public, State of Texas

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 15, 2014 at 08:15A
As a Recording

Notice of Trustee's Sale

Date: December 15, 2014
Trustee: Jerauld F. Morell
Payee: Hickory Hollow Associates, Ltd.
Note: \$20,900.00

Total Fees : 2.00

Receipt Number - 173670
By:
Krystle Hidalgo

Deed of Trust

Date: September 1, 2003
Grantor: Gilbert Morales, III and Laura Morales
Payee: Hickory Hollow Associates, Ltd.

Recording information: Volume 1180, Page 107, Real Property of Wilson County, Texas

Property: Lot 18, Block 2, Oak Hollow Estates Subdivision, Phase 2, and Addition to Wilson County, Texas, according to the plat thereof recorded in Volume 4, Page 39 of the Plat Records of Wilson County, Texas.

County: Wilson County

Trustee's Name: Jerauld F. Morell

Trustee's Address: 11122 Wurzbach Road, Suite 103

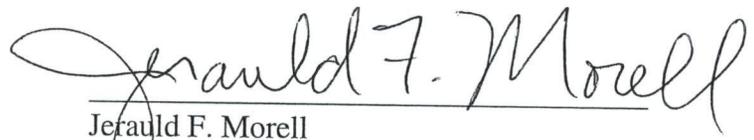
Date of Sale (first Tuesday of month): January 6, 2015

Time of Sale: No earlier than 10:00 a.m., and no later than 1:00 p.m.

Place of Sale: Shall take place 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) such sales of real estate to take place in accordance with the provisions of the Property Code of the State of Texas. The Notice of the Trustee Sales will be conducted at this location.

Payee has instructed 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.


Jerauld F. Morell

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 15, 2014 at 08:15A
As a Recording

Notice of Trustee's Sale

Date: December 15, 2014
Trustee: Jerauld F. Morell
Payee: Hickory Hollow Associates, Ltd.
Note: \$19,000.00

Total Fees : 2.00

Receipt Number - 173670
By:
Krystle Hidalgo

Deed of Trust

Date: September 1, 2003
Grantor: Gilbert Morales, III and Laura Morales
Payee: Hickory Hollow Associates, Ltd.

Recording information: Volume 1180, Page 101, Real Property of Wilson County, Texas

Property: Lot 17, Block 2, Oak Hollow Estates Subdivision, Phase 2, and Addition to Wilson County, Texas, according to the plat thereof recorded in Volume 4, Page 39 of the Plat Records of Wilson County, Texas.

County: Wilson County

Trustee's Name: Jerauld F. Morell

Trustee's Address: 11122 Wurzbach Road, Suite 103

Date of Sale (first Tuesday of month): January 6, 2015

Time of Sale: No earlier than 10:00 a.m., and no later than 1:00 p.m.

Place of Sale: Shall take place 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) such sales of real estate to take place in accordance with the provisions of the Property Code of the State of Texas. The Notice of the Trustee Sales will be conducted at this location.

Payee has instructed 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.


Jerauld F. Morell

Notice of Foreclosure Sale

January 6, 2015

Total Fees : 2.00

Receipt Number - 173673
By:
Cynthia Hinojosa

Deed of Trust

Dated: December 28, 2012

Grantor: Robert L. Collier and Robert L. Collier

Trustee: Tim Kleinschmidt

Lender: Creekside Equity Partners, Ltd.

Recorded in: Volume 1707, Page 45, Official Records of Wilson County, Texas

Legal Description: Tract 25, Hillside Estates Subdivision, a recorded subdivision in Wilson County, Texas, according to plat recorded in Volume 10, Pages 81-82, Plat Records of Wilson County, Texas.

Secures: Real Estate Lien Note in the original principal amount of \$78,500.00, executed by Robert L. Collier and Robert L. Collier ("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 in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Grace G. Kunde
112 N. Travis Street, Seguin, Texas, 78155

Foreclosure Sale:

Date: Tuesday, January 6, 2015

Time: 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 at 10:00 a.m. on January 6, 2015 or within 3 hours thereafter.

Place: Wilson County Courthouse in Floresville, Texas, at the following location: Being the most northeasterly door of the Wilson County Courthouse being the Courthouse door facing the office of the Wilson County Tax Assessor Collector in Floresville, Wilson County, Texas which office bears the address of 2 Library Lane, Floresville, Texas or at other location as designated by the commissioner's court for such sales.

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 Creekside Equity Partners, Ltd.'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, Creekside Equity Partners, Ltd., 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 Creekside Equity Partners, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Creekside Equity Partners, Ltd.'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 Creekside Equity Partners, Ltd. 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 Creekside Equity Partners, Ltd. 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.



Grace G. Kunde

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 12, 2013, Michael Sims and wife, Anna Sims executed a Deed of Trust conveying to Robert E. Harvey, IV, Trustee, the real property hereinafter described, to secure Charles Moeller and wife, Virginia Louise Moeller, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1738, Page 1, Official Public Records of Wilson County, Texas.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 6, 2015, at 1:00 o'clock p.m. or within three (3) hours thereafter, I will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be 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 not such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Floresville, Wilson County, Texas.

Said real property is described as follows:

Being 4.73 acres of land, more or less, our of the Fernando Ruiz Survey, A-524, Wilson County, Texas, and being a part or portion of Lot B, Tower Lake Estates, as shown on plat recorded in Volume 2, Page 24, Plat Records of Wilson County, Texas, and being more particularly described by metes and bounds in the above mentioned Deed of Trust.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

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

Those desiring to purchase 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

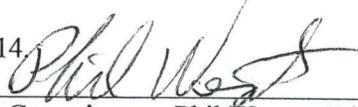
subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Default has occurred under the Deed of Trust, and the beneficiary has requested me, Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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

WITNESS MY HAND on 15th day of December 2014.


Mark Cummings or Phil West or Dick Veters or
Patrick Armstrong, Substitute Trustee
C/O WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

1706 3RD STREET
FLORESVILLE, TX 78114

HOME EQUITY POSTING WITH ORDER ATTACHED

NOTICE OF SUBSTITUTE TRUSTEE SALE

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

Receipt Number - 173706

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: January 06, 2015

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 June 08, 2007 and recorded in Document VOLUME 1406, PAGE 260 real property records of WILSON County, Texas, with LANCE COGGESHALL AND CHRISTINE COGGESHALL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

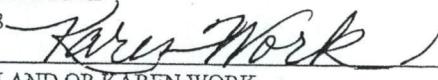
4. Obligations Secured. Deed of Trust or Contract Lien executed by LANCE COGGESHALL AND CHRISTINE COGGESHALL, securing the payment of the indebtednesses in the original principal amount of \$132,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FLAGSTAR BANK, F.S.B. 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



BRUCE NEYLAND OR KAREN WORK
Substitute Trustee
c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS20120093800080



BEING 0.19 ACRES OF LAND SITUATED WITHIN THE CITY LIMITS OF FLORESVILLE OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYENCE TO LANCE COGGESHALL IN A DEED OF RECORD IN VOLUME 1248, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND FURTHER BEING A PART OR PORTION OF LOT 2, BLOCK 17, CITY OF FLORESVILLE AS SHOWN ON A PLAT OF RECORD IN VOLUME "C", PAGE 76 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DECEIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" PIN IN THE NORTHEAST RIGHT-OF-WAY OF 3RD STREET FOR THE WEST CORNER OF THE ERWIN H. WAHL, ET AL LAND AS DESCRIBED IN VOLUME 1344, PAGE 632 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 41 DEG. 30' 00" WEST, (THE RECORD BEARING FOR THIS SURVEY PER THE DEED), WITH SAID RIGHT-OF-WAY, A DISTANCE OF 96.79 FEET TO A FOUND 3/8" PIN FOR THE SOUTH CORNER OF THE PETER F. ALVARES LAND AS DESCRIBED IN VOLUME 1207, PAGE 534 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND THE WEST CORNER OF THIS TRACT;

THENCE NORTH 51 DEG. 39' 09" EAST, WITH THE COMMON LINE OF SAID ALVARES LAND AND OF THE JOHNNY M. BRANNAN, ET UX LAND AS DESCRIBED IN VOLUME 427, PAGE 56 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, A DISTANCE OF 89.83 FEET TO A SET 1/2" REBAR WITH A "POLLOK & SONS" CAP FOR AN INTERIOR CORNER OF SAID BRANNAN LAND AND THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 41 DEG. 30' 00" EAST, A DISTANCE OF 90.52 FEET TO A FOUND 1/2" PIN IN THE NORTHWEST LINE OF THE AFOREMENTIONED WAHL LAND FOR THE SOUTHEAST CORNER OF SAID BRANNAN LAND AND THE EAST CORNER OF THIS TRACT;

THENCE SOUTH 47 DEG. 38' 58" WEST, WITH THE COMMON LINE OF SAID WAHL LAND, A DISTANCE OF 89.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES OF LAND AS SHOWN ON A PLAT THAT ACCOMPANIES THIS DESCRIPTION. MORE OR LESS.

3. The property that is the subject of this foreclosure proceeding is commonly known as 1706

3rd Street, Floresville, TX 78114 with the following legal description:

BEING 0.19 ACRES OF LAND SITUATED WITHIN THE CITY LIMITS OF FLORESVILLE OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYENCE TO LANCE COGGESHALL IN A DEED OF RECORD IN VOLUME 1248, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND FURTHER BEING A PART OR PORTION OF LOT 2, BLOCK 17, CITY OF FLORESVILLE AS SHOWN ON A PLAT OF RECORD IN VOLUME "C", PAGE 76 OF THE DEED 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 NORTHEAST RIGHT-OF-WAY OF 3RD STREET FOR THE WEST CORNER OF THE ERWIN H. WAHL, ET AL LAND AS DESCRIBED IN VOLUME 1344, PAGE 632 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 41 DEG. 30' 00" WEST, (THE RECORD BEARING FOR THIS SURVEY PER THE DEED), WITH SAID RIGHT-OF-WAY, A DISTANCE OF 96.79 FEET TO A FOUND 3/8" PIN FOR THE SOUTH CORNER OF THE PETER F. ALVARES LAND AS DESCRIBED IN VOLUME 1207, PAGE 534 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND THE WEST CORNER OF THIS TRACT;

THENCE NORTH 51 DEG. 39' 09" EAST, WITH THE COMMON LINE OF SAID ALVARES LAND AND OF THE JOHNNY M. BRANNAN, ET UX LAND AS DESCRIBED IN VOLUME 427, PAGE 56 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, A DISTANCE OF 89.83 FEET TO A SET 1/2" REBAR WITH A "POLLOK & SONS" CAP FOR AN INTERIOR CORNER OF SAID BRANNAN LAND AND THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 41 DEG. 30' 00" EAST, A DISTANCE OF 90.52 FEET TO A FOUND 1/2" PIN IN THE NORTHWEST LINE OF THE AFOREMENTIONED WAHL LAND FOR THE SOUTHEAST CORNER OF SAID BRANNAN LAND AND THE EAST CORNER OF THIS TRACT;

THENCE SOUTH 47 DEG. 38' 58" WEST, WITH THE COMMON LINE OF SAID WAHL LAND, A DISTANCE OF 89.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES OF LAND AS SHOWN ON A PLAT THAT ACCOMPANIES THIS DESCRIPTION. MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at VOLUME 1406, PAGE 260 and recorded in the real property records of Wilson County, Texas.
5. The material facts establishing Respondent(s)' default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 18 day of November, 2014

Original Signed by

 Judge

JUDGE PRESIDING

Filed 18 Day of Nov. 2014
10:00 AM

Deborah Bryan
 Clerk District Court Wilson County, Texas

By SLW Deputy

Default Order
 EDFTE No.: 20120093800030

SUBMITTED BY:

BARRETT DAFFIN FRAPPYER
TURNER & ENGEL, LLP

PRIVACY
Ryan Bourgeois
Texas Bar No. 24050314
Paige E. Bryant
Texas Bar No. 24051920
Cheryl Asher
Texas Bar No. 24034188
15000 Surveyor Blvd, Suite 100
Addison, Texas 75001
(972) 386-5040 (Phone)
(972) 419-0734 (Fax)

ATTORNEYS FOR PETITIONER

Default Order
BDFTE No. 20120093300080

Page 4

118 OAK HOLLOW
FLORESVILLE, TX 78114

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

On: Dec 15, 2014 00:00:00 4758363

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.

Receipt Number - 173706
By: Cynthia Hinojosa

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

Date: January 06, 2015

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 July 28, 2011 and recorded in Document VOLUME 1618, PAGE 183 real property records of WILSON County, Texas, with TERRY G BUSCH AND GENE BUSCH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TERRY G BUSCH AND GENE BUSCH, securing the payment of the indebtednesses in the original principal amount of \$245,150.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION 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:

LOT 115 OF THE ESTATES AT EAGLE CREEK, SECTION 2, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 6, PAGE 35-37, MAP OR 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. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.
2001 BISHOPS GATE BLVD.
MT. LAUREL, NJ 08054



BRUCE NEYLAND OR KAREN WORK

Substitute Trustee

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

2036 STANDISH
FLORESVILLE, TX 78114

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

On: Dec 15, 2014 at 01:47P
As a Recording 00000004792545

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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.

Receipt Number - 173706
By: Cynthia Hinojosa

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

Date: January 06, 2015

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 September 17, 2004 and recorded in Document VOLUME 1245, PAGE 556 real property records of WILSON County, Texas, with DONALD E FRAZIER AND PAULA FRAZIER, grantor(s) and CHASE MANHATTAN MORTGAGE CORP., mortgagee.

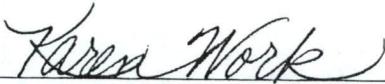
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DONALD E FRAZIER AND PAULA FRAZIER, securing the payment of the indebtednesses in the original principal amount of \$75,700.00, and obligations therein described including but not limited to the promissory note and all modifications, 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:

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. 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



BRUCE NEYLAND 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

EXHIBIT 'A'

SITUATED IN THE WILSON COUNTY AND STATE OF TEXAS: BEING 0.50 ACRES OF LAND OUT OF THE S. AND J. AROCHA GRANT, A-1 WILSON COUNTY, TEXAS; BEING PART OR PORTION OF A CALLED 4.785 ACRE TRACT OF LAND CONVEYED TO HILBERT C. REININGER AND WIFE, HALLIE F. REININGER OF RECORD IN VOLUME 644, PAGE 859, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON ROD PIN (FND) ON THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE HWY. 97 FOR THE NORTHERLY CORNER OF THE MEADOW CREST SUBDIVISION, UNIT 1, ACCORDING TO PLAT OF RECORD IN VOLUME 2, PAGE 6, PLAT RECORDS OF WILSON COUNTY, TEXAS; THE WESTERLY CORNER OF THE REININGER LAND AND OF THIS TRACT. THENCE: NORTH 48-00 EAST, WITH SAID HWY. RIGHT OF WAY, 97.0 FEET TO A 1/2 INCH IRON PIN SET FOR THE NORTHERLY CORNER OF THIS TRACT. THENCE: SOUTH 42-36-08 EAST, INTO THE REININGER LAND, 251.70 FEET TO A 1/2 INCH IRON PIN SET FOR THE EASTERLY CORNER OF THIS TRACT. THENCE: SOUTH 48-00 WEST, DISTANCE OF 76.08 FEET TO A 1/2 INCH IRON PIN SET ON THE NORTHEASTERLY LINE OF THE MEADOW CREST SUBDIVISION FOR THE SOUTHERLY CORNER OF THIS TRACT. THENCE: NORTH 47-20-54 WEST, WITH THE COMMON LINE OF SAID SUBDIVISION AND THE REININGER LAND, 252.79 FEET TO THE PLACE OF BEGINNING CONTAINING 0.50 ACRES OF LAND. MORE OR LESS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON

Note: Adjustable Rate Note dated January 19, 2007 executed and delivered by James H. Farris to Countrywide Home Loans, Inc.

Security Instrument: Deed of Trust, dated January 19, 2007, executed and delivered by James H. Farris to Countrywide Home Loans, Inc., to secure payment of that certain Adjustable Rate Note, recorded as Document Number 00021564, in Volume 1381, Page 696, in Wilson County, Texas.

Original Creditor: Countrywide Home Loans, Inc.

Current Owner and Holder: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-2 ("Bony")

Loan Servicer: Green Tree Servicing LLC ("Green Tree"), 7360 S. Kyrene Rd., Tempe, AZ 85283, by virtue of a loan servicing agreement

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, SID BEMUS, GEORGIA MCINVALLE, BELINDA JONES, CHRIS LAFOND

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

9065 Jollyville, Suite 203A, Austin, TX 78759

AND

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75225

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

On Dec 15, 2014 at 02:11P
As a Recording

Document Number: 00041073
Total Fees: 30.00

Receipt Number - 173709
By:
Judy Fleming,

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

PROPERTY ADDRESS: 101 Sylvester Poth, TX 78147	RP FILE NO. GTNY02-62	BORROWER: Farris, James H. GREEN TREE ACCOUNT #: 82286477
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Property to be sold: 101 Sylvester, Poth, TX 78147, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, January 6, 2015.

Time of Sale: The sale will begin no earlier than 1:00 PM and no later than three (3) hours thereafter.

Location of Sale: At the County Courthouse in Wilson County, Texas, at the most Westerly courthouse door (facing Third Street), unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Wilson County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Wilson County, Texas.

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 Security Instrument, 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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

PROPERTY ADDRESS: 101 Sylvester Poth, TX 78147	RP FILE NO. GTNY02-62	BORROWER: Farris, James H. GREEN TREE ACCOUNT #: 82286477
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warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

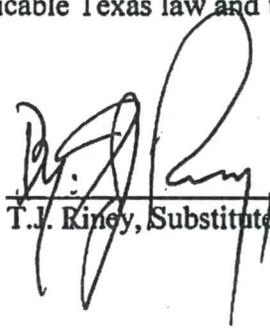
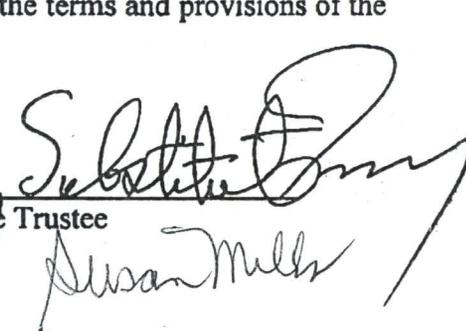
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by James H. Farris .

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to James H. Farris and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: December 8, 2014.


T.J. Riney, Substitute Trustee


AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

PROPERTY ADDRESS: 101 Sylvester Poth, TX 78147	RP FILE NO. GTNY02-62	BORROWER: Farris, James H. GREEN TREE ACCOUNT #: 82286477
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EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 0.13 ACRES OF LAND

BEING 0.13 acres of in the City of Poth out of the Luis Manchaca Grant, Abstract No. 18, Wilson County, Texas and being the same land described in a conveyance to Wilfred Mutz and Deborah Mutz in a deed of record in Volume 1182, Page 66 of the Official Public Records of Wilson County, Texas and further being a part or portion of Lot 2, Moczygamba Subdivision as shown on the plat of record in Volume 2, Page 23 of the Plat Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at found 1" pipe at the intersection of the northwest right-of-way of Sylvester Street and the northeast right-of-way of U. S. Highway No. 181 for the south corner of Lot 2 and of this tract;

THENCE North 31° 26' 00" West, (the record bearing for this survey per the deed), with said right-of-way of U. S. Highway No. 181, a distance of 75.97 feet to a set ½" rebar with cap for the south corner of Lot 1 and the west corner of Lot 2 and of this tract;

THENCE North 50° 10' 47" East, with the common line of said Lot 1, a distance of 74.08 feet to a set ½" rebar with cap for the west corner of the Karl E. Lyssy and Monica A. Lyssy land as described in Volume 1191, Page 432 of the Official Public Records of Wilson County, Texas and the north corner of this tract;

THENCE South 32° 17' 14" East, a distance of 76.36 feet to a set ½" rebar with cap in the aforementioned northwest right-of-way of Sylvester Street for the south corner of said Lyssy land and the east corner of this tract;

THENCE South 50° 35' 46" West, with said right-of-way, a distance of 75.15 feet to the **POINT OF BEGINNING** and containing 0.13 acres of land.

PROPERTY ADDRESS: 101 Sylvester Poth, TX 78147	RP FILE NO. GTNY02-62	BORROWER: Farris, James H. GREEN TREE ACCOUNT #: 82286477
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COPY

09:40:00 AM
County Clerk
On: Dec 15, 2014 at 03:09P
As a Recording

C&S No. 44-14-3032 / FHA / No
Loan Care, A Division of FNF Servicing, Inc

Total Fees : 2.00

Receipt Number - 173712
By,
Eva S. Martinez

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: March 30, 2011

Grantor(s): Clayton E. Koenning and wife, Melissa R. Koenning

Original Trustee: Michael L. Riddle

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Ameripro Funding Inc., its successors and assigns

Recording Information: Vol. 1599, Page 38, or Clerk's File No. 00002058, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: American Financial Resources

Mortgage Servicer: Loan Care, A Division of FNF Servicing, Inc, National Association whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 01/06/2015 Earliest Time Sale Will Begin: 12:00 PM

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.

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

Legal Description:
LOT 43, NORTHCREST HILLS SUBDIVISION, WILSON COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD IN VOLUME 10, PAGE 54, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Place of Sale of Property:
The foreclosure sale will be conducted in the area designated by the WILSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200


Troy Martin, Jill Nichols, Alexis Martin, Cassie Martin, Terri Martin
Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039



4501205

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
Dec 29, 2014 at 10:29A
As a Recording

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/24/2009
 Grantor(s): ROSA L. TREVINO, JOINED HEREIN PRO FORMA BY HER HUSBAND, FRANK TREVINO, II
 Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NETWORK FUNDING, L.P., D/B/A UNITED LENDING, ITS SUCCESSORS AND ASSIGNS
 Original Principal: \$280,500.00
 Recording Information: Instrument 00045897
 Property County: Wilson
 Property: LOT 39 OF THE ESTATES AT EAGLE CREEK, SECTION I, WILSON COUNTY AS PER PLAT OF RECORD IN VOLUME 6, PAGES 29-33, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.
 Reported Address: 133 CHAPARRAL DRIVE, FLORESVILLE, TX 78114

Total Fees = 2.00
 Receipt Number - 174012
 By: Kristle Hidalgo

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of February, 2015
 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 Alexis Martin or Cassie Martin or Terri Martin or Jill Nichols, 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 Alexis Martin or Cassie Martin or Terri Martin or Jill Nichols, 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 Alexis Martin or Cassie Martin or Terri Martin or Jill Nichols, 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.

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Filed for Record in:
 Wilson County
 by Honorable Eva Martinez
 County Clerk
 On: Dec 29, 2014 at 10:29A
 As a Recording
 Total Fees : 2.00
 Receipt Number - 174012
 By:
 Krystle Hidalgo

DEED OF TRUST INFORMATION:

Date: 10/19/2004
Grantor(s): TERESA M MILLER
Original Mortgagee: WASHINGTON MUTUAL BANK, FA
Original Principal: \$64,678.00
Recording Information: Book 1249 Page 374 Instrument 00019390
Property County: Wilson
Property:

LOT 46, LOST TRAILS SUBDIVISION, UNIT FIVE, AS SHOWN ON PLAT FILED OF RECORD AT VOLUME 5, PAGE 5 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Reported Address: 240 LOST TRAIL, LA VERNIA, TX 78121

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of February, 2015
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 Alexis Martin or Cassie Martin or Terri Martin or Jill Nichols, 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

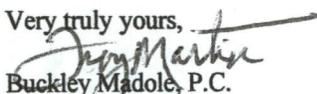
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy Martin or Alexis Martin or Cassie Martin or Terri Martin or Jill Nichols, 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 Alexis Martin or Cassie Martin or Terri Martin or Jill Nichols, 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.