

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: October 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 January 23, 2008 and recorded in Document VOLUME 1442, PAGE 182, AS AFFECTED BY VOLUME 1818, PAGE 31, LOAN MOD real property records of WILSON County, Texas, with LAURIE C. WAGNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LAURIE C. WAGNER, securing the payment of the indebtednesses in the original principal amount of \$200,127.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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 in the attached Exhibit A.

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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

Karen Work

BRUCE NEYLAND OR KAREN WORK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the WILSON County Clerk and caused to be posted at the WILSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 27, 2015 at 01:34P
As a Recording
Total Fees : 2.00
Receipt Number - 181431
By,
Judy Fleming,



NOS0000005402714

EXHIBIT "A"

LOT 24, BLOCK 3, SILVERADO HILLS SUBDIVISION, UNIT 2, AS SHOWN ON PLAT OF RECORD IN VOLUME 9, PAGE 82, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS0000005402714

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: September 01, 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 October 31, 2007 and recorded in Document VOLUME 1432, PAGE 542; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 1529, PAGE 271; VOLUME 1630, PAGE 712 AND VOLUME 1771, PAGE 26; AS AFFECTED BY VOLUME 1856, PAGE 513 real property records of WILSON County, Texas, with MARIE ORR AND ROWDY ORR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIE ORR AND ROWDY ORR, securing the payment of the indebtednesses in the original principal amount of \$118,146.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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 in the attached Exhibit A.

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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

Karen Work

BRUCE NEYLAND OR KAREN WORK
Substitute Trustee

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the WILSON County Clerk and caused to be posted at the WILSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____

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

On: Jul 27, 2015 at 01:34P
As a Recording

Total Fees : 2.00

Receipt Number - 181431
By:
Judy Fleming



NOS00000005175187

EXHIBIT "A"

LOT 54 OF HILLTOP RANCHES SUBDIVISION, UNIT 3 AS SHOWN BY MAP OR PLAT OF SAID SUBDIVISION DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILSON COUNTY, TEXAS, IN VOLUME 7, PAGES 21-22 OF MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS0000005175187

TS No TX08000097-15-1

APN 16353 / 0236-00000-00400

TO No 150120005-TX-RWI

RECORDING REQUESTED BY:

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

WHEN RECORDED MAIL TO:

On: Jul 23, 2015 at 01:07P
As a Recording

Troy Martin, Deborah Martin, Irene Salazar, Deanna
Ray, Vanessa Ramos, Richard Holton, Jill Nichols
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

Total Fees : 2.00

Receipt Number - 181328
By,
Genevieve Sanchez

TS No TX08000097-15-1

APN 16353 / 0236-00000-00400

TO No 150120005-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 18, 2008, BRANDON DEAGEN, AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of W.R. STARKEY, JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

as nominee for WR STARKEY MORTGAGE, L.L.P., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$148,824.00, payable to the order of Newlands Asset Holding Trust by: RoundPoint Mortgage Servicing Corporation, as attorney-in-fact, pursuant to a Limited Power of Attorney recorded 10/16/2014 as current Beneficiary, which Deed of Trust recorded on July 21, 2008 as Document No. 00036543 in Book 1468, on Page 560 in Wilson County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 16353 / 0236-00000-00400

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Jill Nichols or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Newlands Asset Holding Trust by: RoundPoint Mortgage Servicing Corporation, as attorney-in-fact, pursuant to a Limited Power of Attorney recorded 10/16/2014, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, September 1, 2015 at 12:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wilson County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR located at 2 Library Lane Floresville, Texas 78114.**



4536455

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Newlands Asset Holding Trust by: RoundPoint Mortgage Servicing Corporation, as attorney-in-fact, pursuant to a Limited Power of Attorney recorded 10/16/2014's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Newlands Asset Holding Trust by: RoundPoint Mortgage Servicing Corporation, as attorney-in-fact, pursuant to a Limited Power of Attorney recorded 10/16/2014's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 23rd day of July 2015.

Deanna Ray
By: Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Jill Nichols
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000097-15-1

APN 16353 / 0236-00000-00400

TO No 150120005-TX-RWI

EXHIBIT "A"

Please see attached exhibit "A"

EXHIBIT "A"

BEING 6.01 acres of land out of the S. L. Nobles Survey, Abstract No. 236, Wilson County, Texas and being the same lands described in conveyances to Morris L. Varner et ux in deeds of record in Volume 451, Page 31, Volume 454, Page 505, and Volume 474, Page 324 of the Deed Records of Wilson County, Texas, said 6.01 acres being more particularly described by metes and bounds as follows:

- BEGINNING at a found pin in the east right-of-way of State Highway No. 123 for the northwest corner of the Gary Mills and Janice Mills land as described in Volume 825, Page 770 of the Official Public Records of Wilson County, Texas and the southwest corner of this tract;

THENCE North $06^{\circ} 08' 00''$ West (the record bearing for this survey per the deeds), with said right-of-way, a distance of 485.95 feet to a found pin for the southwest corner of the Walter F. Weymeyer, et ux land as described in Volume 487, Page 582 of the Deed Records of Wilson County, Texas and the northwest corner of this tract;

THENCE North $60^{\circ} 03' 13''$ East, a distance of 489.83 feet to a set $\frac{1}{4}$ " rebar in the southwest line of the Anthony W. Chase, et ux land as described in Volume 948, Page 519 of the Official Public Records of Wilson County, Texas for the southeast corner of said Weymeyer land and the northeast corner of this tract;

- THENCE South $30^{\circ} 54' 55''$ East, with the common line of said Chase land, a distance of 440.58 feet to a found pin for the northeast corner of the aforementioned Mills land and the southeast corner of this tract;

THENCE South $59^{\circ} 43' 02''$ West, a distance of 693.32 feet to the POINT OF BEGINNING and containing 6.01 acres of land in Wilson County, Texas.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 21, 2015 at 11:51A
As a Recording
Total Fees : 2.00
Receipt Number - 181208
By,
Oralia Vela

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF WILSON §

Date: July 20, 2015

Deed of Trust:

Date: March 18, 2007

Grantor: Barbara Bowie

Beneficiary: Wilson County Ltd.

Recorded in: Vol. 1395, Page 911, Official Public Records, Wilson County, Texas.

Assumption Warranty Deed:

Date: November 3, 2010

Grantor: Barbara Bowie

Grantee: Larry C. Thompson and Lillian Thompson

Recorded in: Vol. 1579, Page 611, Official Public Records, Wilson County, Texas.

Assumption Warranty Deed:

Date: December 24, 2013

Grantor: Larry C. Thompson and Lillian Thompson

Grantee: Elizabeth Ann Henrichson and Charles Lee Henrichson

Recorded in: Vol. 1773, Page 723, Official Public Records, Wilson County, Texas.

Property: Lot 78 of Terrace Hill Farms, Unit III, a recorded subdivision of Wilson County, Texas as shown in Volume 8, Page 37-39, Plat Records, Wilson County, Texas

Date of Sale: September 1, 2015

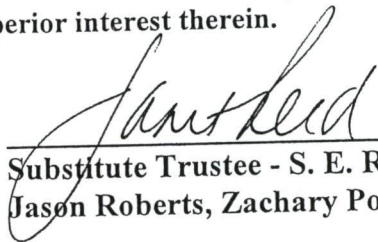
Time of Sale: The earliest time at which the sale will occur is 11:00 p.m. and no later than 2:00 p.m.

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 to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

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


Substitute Trustee - S. E. Rutledge, Janet Reed,
Jason Roberts, Zachary Potts, or James Nelson

For more information:

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

AFFIDAVIT OF POSTING SUBSTITUTE TRUSTEE'S NOTICE OF SALE

THE STATE OF TEXAS
COUNTY OF WILSON

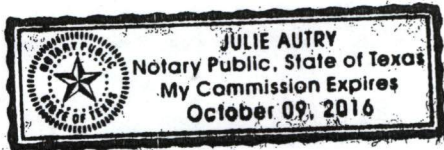
KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared Oralia Vela, who, after being by me duly sworn, said upon her oath:

"I, Oralia Vela, do solemnly swear (or affirm) that I posted a copy of the attached Notice of Trustee's Sale on the 21st of July, 2015, such date being at least twenty-one days preceding the date of sale set forth in the attached Notice of Trustee's Sale, and that I accomplished and performed the just-mentioned date by posting a copy of the attached Notice of Trustee's Sale at the door of the County Courthouse in Wilson County, Texas, which is the county in which the property described in the attached notice is located.

Signature *Oralia Vela*
Printed name Oralia Vela

SWORN TO AND SUBSCRIBED BEFORE ME, this the 21st day of July, 2015, to witness my hand and seal of office.



Julie Autry
Notary Public, State of Texas

6500228

126 Shady Oaks Court
Floresville, Texas 78114

Filed for Record in:
Wilson County
by Honorable Eva Martinez

County Clerk

On: Jul 13, 2015 at 03:02P

As a Recording

Total Fees : 2.00

Receipt Number - 180871
By,
Frances Cherry,

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 27, 2002, Gloria Gonzales and Robert B. Gonzales executed a Texas Home Equity Security Instrument conveying to Christine Jacobs, Trustee, the real property hereinafter described, to secure San Antonio Federal Credit Union, in the payment of a debt therein described, said Texas Home Equity Security Instrument being recorded in Volume 1125, Page 666, Real Property Records of Wilson County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due.

WHEREAS, the owner and holder of said debt has obtained an Order of the District Court of Wilson County, Texas, 218th Judicial District, entered on March 6, 2015, in Cause No. 15-01-0016-CVW authorizing foreclosure of said Texas Home Equity Security Instrument.

WHEREAS, 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 Texas Home Equity Security Instrument.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 4, 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 under the provisions of said Texas Home Equity Security Instrument and Texas Property Code Section 51.002. 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:

Lots 26 and 27, out of the Vanaman Subdivision, situated within the limits of Wilson County, Texas, according to the map or plat thereof as recorded in Volume 1, Page 100, Map Records of Wilson County, Texas.

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.

EFFECTIVE DATE OF THIS NOTICE: July 13, 2015.



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

COPY

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE On: Jul 13, 2015 at 01:31P

As a Recording

Total Fees : 2.00

Receipt Number - 180855
By: Genevieve Sanchez,

DEED OF TRUST INFORMATION:

Date: 06/26/2003
Grantor(s): CHARLES C. BAXLEY AND WIFE, DOROTHY BAXLEY
Original Mortgagee: WASHINGTON MUTUAL BANK, FA
Original Principal: \$76,902.00
Recording Information: Book 1169 Page 332 Instrument 00005328
Property County: Wilson
Property:

BEING A TRACT OR PARCEL CONTAINING 10.71 ACRES OF LAND SITUATED IN THE A. TREVINO GRANT, SURVEY NO. 11, ABSTRACT 20, WILSON COUNTY, TEXAS; BEING THAT SAME CALLED 10.00 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 615, PAGE 633 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, AND THAT SAME CALLED 0.71 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 750, PAGE 755 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS; SAID 10.71 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE REFERENCED TO THE AFORESAID 10.00 ACRE TRACT):

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 428 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 427; SAID IRON ROD ALSO MARKING THE MOST EASTERLY NORTHEAST CORNER OF THE AFORESAID 0.71 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 29 DEGREES 07'37" EAST, ALONG SAID RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 427, PASSING AT 36.00 FEET THE COMMON EAST CORNER OF SAID 10.00 ACRE TRACT AND SAID 0.71 ACRE TRACT CONTINUING FOR A TOTAL DISTANCE OF 517.00 FEET TO A FENCE POST FOUND MARKING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 60 DEGREES 17'38" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 169.50 FEET TO A FENCE CORNER FOUND MARKING A REENRANT CORNER OF SAID 10.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 29 DEGREES 07'37" EAST, A DISTANCE OF 30.00 FEET TO A FENCE CORNER FOUND MARKING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 60 DEGREES 15'49" WEST, A DISTANCE OF 400.20 FEET TO A 1/2-INCH IRON ROD FOUND MARKING AN ANGLE POINT OF SAID 10.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 59 DEGREES 17'49" WEST, A DISTANCE OF 278.00 FEET TO A 1/2-INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 24 DEGREES 52'30" WEST, PASSING AT 537.02 FEET THE COMMON WEST CORNER OF SAID 10.00 ACRE TRACT AND SAID 0.71 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 575.69 FEET TO A 1/2-INCH IRON ROD SET IN THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 428 AND MARKING THE NORTHWEST CORNER OF SAID 0.71 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 60 DEGREES 00'00" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 428, A DISTANCE OF 771.40 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE MOST WESTERLY NORTHEAST CORNER OF SAID 0.71 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 82 DEGREES 10'59" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.71 ACRES OF LAND.

Reported Address: 5121 COUNTY ROAD #427, STOCKDALE, TX 78160

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 4th day of August, 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): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, 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

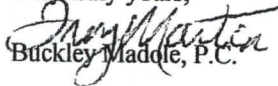
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been 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. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, 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

WILSON COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 4, 2013, executed by **BRIAN K. RICE AND CYNTHIA ANN HANSMANN**, a married couple ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00023498, 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, August 4, 2015**, (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, 2013 CMH Manufactured Housing Unit, Serial No. CBH025066TXP.

EXECUTED this 25th day of June, 2015.

K. 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
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

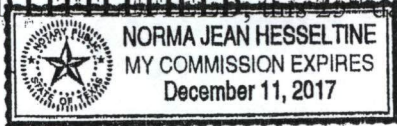
Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 07, 2015 at 10:02A
As a Recording

Total Fees : 2.00

Receipt Number - 180638
By: Krystle Hidalgo

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 25th day of June, 2015, 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
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EXHIBIT "A"

DMc Don McCrary & Associates, Inc. Engineers and Surveyors

DATE: 03-05-2013
JOB NO. 13016
0.39 ACRE
RICE

FIELD NOTE DESCRIPTION OF A 0.39 ACRE OF LAND

BEING 0.39 ACRE OF LAND, SITUATED WITHIN CATARINA ZEPEDA SURVEY NO. 339, ABSTRACT NO. 362, OUT OF A 1.63 ACRE TRACT OF LAND CONVEYED TO MARY HELEN TAUBERT AS DESCRIBED IN VOLUME 1001, PAGE 585 OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found iron pin on the southwest line of County Road 441 for the north corner of this tract herein described and being the same corner of said 1.63 acre tract;

THENCE S60°00'00"W, a distance of 132.70 feet to a set 1/2" iron pin with cap stamped 3403 for the east corner of this tract herein described;

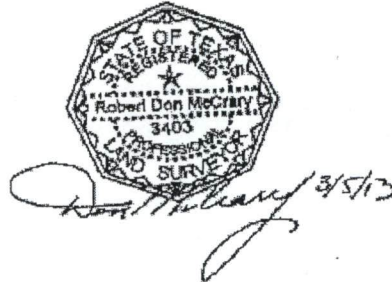
THENCE into said 1.63 acre tract the following calls:

S31°39'49"W, a distance of 128.12 feet to a set iron pin;

N60°00'00"W, a distance of 132.70 feet to a set iron pin in the west line of said 1.63 acre tract;

THENCE with the west line of said 1.63 acre tract and this tract herein described N31°39'49"E, a distance of 128.12 feet to the POINT OF BEGINNING and containing 0.39 acres of land more or less.

These field notes were prepared from an actual on the ground survey dated March 5, 2013.



Notice of Foreclosure Sale

July 6, 2015

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 06, 2015 at 01:27P
As a Recording

Deed of Trust:

Dated: November 17, 2011

Grantor: Kelli H. Leatherman and Richard M. Leatherman

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Volume 1636, Page 256 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$119,578.62 executed by Kelli H. Leatherman and Richard M. Leatherman ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

Total Fees : 2.00

Receipt Number - 180601
By,
Frances Cherry,

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

All that certain piece, parcel, or tract of land known as Lot 2, Home Place Subdivision, according to Plat thereof recorded in Volume 7, Page 25-27 of the Plat Records of Wilson County, Texas.

And being the same property described in Deed dated April 15, 2002, executed by Rural Development, Ltd. to Hazen L. Emery and wife, Kelli H. Emery, recorded in Volume 1103, Page 83 of the Official Public Records of Wilson County, Texas, and further being the same property described in Deed dated May 27, 2008, executed by Hazen Emery to Kelli H. Leatherman (f/k/a/ Kelli H. Emery) and husband, Richard M. Leatherman, recorded in Volume 1460, Page 920 of the Official Public Records of Wilson County, Texas.

Substitute Trustee: Howard C. Berger

Substitute Trustee's

Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, August 4, 2015

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in Floresville, Wilson County, Texas and being the officially designated location for foreclosure 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

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

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

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

determine the nature and extent of such matters, if any.

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

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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



HOWARD C. BERGER
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Facsimile (830) 569-5171
Email: howard@reliabletitlecompany.com
Website: www.howardcberger.com
Attorney for the Falls City National Bank