

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Apr 27, 2017 at 10:00A
As a Recording

Total Fees : 2.00

Receipt Number - 204908
By:
Rikki Harris

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Patricia Sanders, Jonathan Schendel, Doug Woodard,
Dan Hart, Aarti Patel, Maryna Danielian, Frederick
Britton, Pamela Thomas, Troy Martin, Deborah Martin,
Irene Salazar, Deanna Ray, Vanessa Ramos, Richard
Holton
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000215-16-1

APN 20739

TO No 160282368-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 27, 2015, DEBRA RENE MITCHELL, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMCAP MORTGAGE LTD, DBA GOLD FINANCIAL SERVICES, 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 \$115,201.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on March 5, 2015 as Document No. 00042924 in Book 1838, on Page 500 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 20739

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 Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton 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 First Guaranty Mortgage Corporation, 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.



4617913

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, July 4, 2017 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, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE, Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty Mortgage Corporation'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 First Guaranty Mortgage Corporation's rights and remedies under the Deed of Trust and Section 9.804(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 19th day of April, 2017

Frederick Britton
By: Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton
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) 262-8300
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.

885-2924 5P Y83e 518

EXHIBIT "A"

Field notes of a 3.816 acre tract of land situated in Wilson County, Texas, out of the Phillips River Grant, No. 9, and being part of Block B, Block and Subdivision of what 301 acre tract of land described in deed recorded in Volume 437, Page 538 of the deed records of Wilson County, Texas, and being more particularly described by acres and bounds as follows:

Beginning at or from pin found in the benchmark line of Oakwood Drive at the east corner of Lot 9 SA and this acre, being the north corner of Lot 9 SA, said point being 6544.68 feet along the southeast line of Oakwood Drive from its intersection with Farm to Market Road 529.

Thence S 41 deg. 44' 30" E. 343.62 feet along the southeast line of Oakwood Drive to a steel post at the north corner of Lot 9 SA and this tract, being the west corner of Lot 10 SA.

Thence S 27 deg. 38' 30" E. 641.72 feet along the southwest line of Lot 10 SA, being the northwest line of Lot 9 SA, to a steel post found in bench line at the east corner of Lot 9 SA and this tract, being the north corner of Lot 10 SA.

Thence S 41 deg. 23' 40" W. 343.80 feet with fence along the southeast line of Lot 9 SA to a steel post found at the south corner of Lot 9 SA and this tract, being the east corner of Lot 9 SA.

Thence N 27 deg. 37' 30" W. 642.88 feet along the northeast line of Lot 9 SA, being the southeast line of Lot 9 SA to the place of beginning and comprising 3.816 acres of land according to a survey made on the ground.

Job No. 122-91

Surveyed July 1, 1991

HENRY A. RUZELAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4030



7128th Street
County Clerk
Not Rec 05/2015 at 04:20P
As a Recording

Instrument Number: 0085224
Total Feet: 4830

Receipt Number - 178240
Gracie Bidlar
FINCITE

PORTIONS OF THIS DOCUMENT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Any provision herein which purports to restrict the sale, transfer or use of the above described premises in any way because of color or race is invalid and unenforceable under Texas law.

Mar 04-2025
Handwritten Signature
COUNTY CLERK
WILSON COUNTY, TEXAS

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Apr 27, 2017 at 09:58A
As a Recording
Total Fees : 2.00
Receipt Number - 204907
By:
Rikki Harris

Deed of Trust Date:
11/3/1995

Grantor(s)/Mortgagor(s):
LON E GRINAGE

Original Beneficiary/Mortgagee:
NATIONSBANK OF TEXAS, N.A.

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

Recorded in:
Volume: 894
Page: 347
Instrument No: 57294

Property County:
WILSON

Mortgage Servicer:
Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

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

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.6044 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 19.00 ACRE TRACT CONVEYED TO JOHN FRANKLIN CHILDRESS BY CONTRACT OF SALE OF RECORD AT VOL 486, PG 663, DEED RECORDS OF WILSON COUNTY, TX., A PART OF THE M. RODRIGUEZ SURVEY, ABSTRACT 269, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

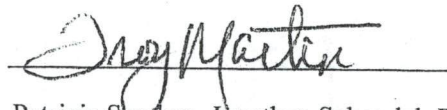
Date of Sale: 6/6/2017

Earliest Time Sale Will Begin: 12PM

Place of Sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.



Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin or Cole D. Patton or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-16-27513-FC
Loan Type: Conventional Residential

EXHIBIT "A"

LEGAL DESCRIPTION
6.6044 ACRES
OF LAND

All that certain tract or parcel of land containing 6.6044 acres of land being a portion of that certain 19.0 acre tract conveyed to John Franklin Childress by Contract of Sale of record at Volume 486, Page 663, Deed Records of Wilson County, Texas, a part of the M. Rodriguez Survey, Abstract 269, said 6.6044 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin found on the Southwest Right of Way line of an existing County Road at the North corner of aforementioned 19.0 acre tract for the North corner of this tract;

THENCE South 33° 38' 00" East 306.28 feet along said existing Co. Rd. to a found 60d nail at the North corner of a 3.96 acre tract as described in Volume 819, Page 90 Deed Records of Wilson County, Texas

THENCE South 61° 48' 45" West at 251.0 feet the East corner of said 3.96 acre tract in all 965.21 to a 1/2 inch iron pin found in the Westerly line of said 19.0 acre tract for the South corner of this tract;

THENCE North 28° 48' 26" West 299.23 feet to a 1/2 inch iron pin found in the Westerly line of said 19.0 acre tract for the West corner of this tract;

THENCE North 61° 27' 58" East 939.39 feet to the POINT OF BEGINNING 6.6044 acres of land, more or less.

COPY

Total Fees : 2.00

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Receipt Number - 204743

By:
Krystle Hidalgo,**DEED OF TRUST INFORMATION:**

Date: 05/13/2005
Grantor(s): ALEX FLORES, A MARRIED MAN AND DIANA C. FLORES, SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$91,927.00
Recording Information: Book 1283 Page 616 Instrument 00004220
Property County: Wilson
Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.551 ACRES IN WILSON COUNTY, TEXAS, OUT OF THE S. AND J. AROCHA GRANT, ABSTRACT 1, BEING THE REMAINING PORTION OF A 0.85 ACRE TRACT DESCRIBED IN VOLUME 780, PAGE 460, DEED RECORDS OF WILSON COUNTY, TEXAS.

SAID 0.551 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF STANDISH STREET (STATE HIGHWAY NO. 97) AT THE SOUTH CORNER OF SAID 0.85 ACRE TRACT AND ALSO BEING THE EAST CORNER OF POLICARPIO AND BENITA MONTOYA TRACT, OF RECORD IN VOLUME 423, PAGE 72, DEED RECORDS OF WILSON COUNTY, TEXAS, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 41 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 242.18 FEET TO A 1/2" IRON PIN FOUND ON THE NORTHEAST BOUNDARY LINE OF SAID POLICARPIO AND BENITA MONTOYA TRACT AT THE SOUTH CORNER OF CERIO L. FLORES AND ORALIA T. FLORES 0.30 ACRE TRACT, OF RECORD IN VOLUME 728, PAGE 907, DEED RECORDS OF WILSON COUNTY, TEXAS, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 49 DEG. 37 MIN. 33 SEC. EAST, A DISTANCE OF 100.32 FEET TO A 1/2" IRON PIN FOUND WITH CAP ON THE SOUTHWEST RIGHT-OF-WAY LINE OF ORALIA FLORES TRACT, OF RECORD IN VOLUME 568, PAGE 97, DEED RECORDS OF WILSON COUNTY, TEXAS AT THE EAST CORNER OF SAID 0.30 ACRE TRACT, FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 40 DEG. 48 MIN. 40 SEC. EAST, A DISTANCE OF 238.15 FEET TO A 1/2" IRON PIN FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STANDISH STREET (STATE HIGHWAY NO. 97) AT THE SOUTH CORNER OF ORALIA FLORES ACRE TRACT, FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A DELTA ANGLE OF 01 DEG. 00 MIN. 16 SEC., AND AN ARC LENGTH OF 99.57 FEET TO THE POINT OF BEGINNING.

BEARING BASIS - NORTH 41 DEG. 00 MIN. 00 SEC. WEST - FROM THE SOUTHWEST BOUNDARY LINE OF THIS HEREIN DESCRIBED TRACT, OF RECORD IN VOLUME 780, PAGE 460, REAL PROPERTY RECORDS OF WILSON COUNTY, TEXAS.

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. INCLUDES MANUFACTURED HOUSING UNIT(S) DESCRIBED AS FOLLOWS:

MAKE: PALM HARBOR HOMES

MODEL: PHT468C7

WIDTH: 32

LENGTH: 68

SERIAL #: TBD

YEAR: 2005

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

Reported Address: 2049 STANDISH STREET, FLORESVILLE, TX 78114

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: Wells Fargo Bank, NA

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of July, 2017

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): Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, 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

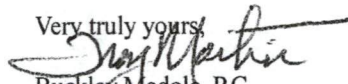
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, 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. Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, 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.

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

On: Apr 18, 2017 at 01:28P
As a Recording

Total Fees : 2.00

Receipt Number - 204583
By:
Krystle Hidalgo

Notice of Foreclosure Sale

April 18, 2017

Deed of Trust:

Dated: September 10, 2012

Grantor: Jameson John Jarzombek and Mary Katherine Malone Jarzombek

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Volume 1683, Page 138 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$85,000.00 executed by Jameson John Jarzombek and Mary Katherine Malone Jarzombek ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

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 tract or parcel of land containing 11.096 acres called Tract 5 in Wilson County, Texas, a part of the S. & J. Arocha Grant, A-1; being part or portion of the Sun Vail I, Ltd., a Texas Limited Partnership and W. Patrick Tooke land, as recorded in Volume 1155, Page 763 of the Official Public Records of Wilson County, Texas, and further being part or portion of Lot 7 of the Los Encinos Subdivision, as shown on plat recorded in Volume 1, Page 19 of the Surveyors Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at a set 1/2" rebar for the east corner of a called Tract 4, the south corner of this tract and being N. 48 deg. 38 min. 39 sec. E., a distance of 1415.99 feet from a found steel pin for the east corner of Lot 5 of said Los Encinos Subdivision, the south corner of said Lot 7 and of the Paul A. Olson, et al, land;

THENCE N. 41 deg. 15 min. 00 sec. W., with the common line of said Tract 4 and of this tract, a distance of 1358.31 feet to a set 1/2" rebar for the common corner on the southeast line of the Shady Oaks Subdivision as shown on plat recorded in Volume 3, Page 53 of the Plat Records of Wilson County, Texas;

THENCE N. 48 deg. 47 min. 59 sec E, continuing with the common line of said Shady Oaks Subdivision and of this tract, a distance of 354.75 feet to a set 1/2" rebar for the north corner of this tract and west corner of a 11.06 acre tract called Tract 6;

THENCE S 41 deg. 15 min. 00 sec. E., with the common line of said Tract 6 and of this tract, crossing the northeast right-of-way line of CR 320 a total distance of 1357.35 feet to a set 1/2" rebar for a common corner on the northwest line of Lot 24 of said Los Encinos Subdivision;

THENCE S. 48 deg. 38 min. 39 sec. W., with line of said Lot 24 and Lot 23, a distance of 354.75 feet to the POINT OF BEGINNING.

And being the same property described in Special Warranty Deed dated October 17, 2007, executed by Falls City National Bank to Kenneth D. Torans, recorded in Volume 1429, Page 197 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, June 6, 2017

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.

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
State Bar I. D. # 02191250
433A West Oaklawn, Pleasanton, Texas 78064
Telephone (830) 569-3771 / Cell Phone (210) 392-7210
Facsimile (830) 569-5171
Email: howard@reliabletitlecompany.com
Website: www.howardcberger.com
Attorney for the Falls City National Bank

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: May 02, 2017

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.

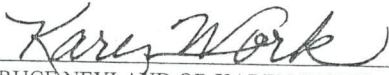
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 28, 2013 and recorded in Document VOLUME 1735, PAGE 786 real property records of WILSON County, Texas, with DAVE L. RAUSHENBERGER II, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVE L. RAUSHENBERGER II, securing the payment of the indebtednesses in the original principal amount of \$164,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



BRUCE NEYLAND OR KAREN WORK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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: Apr 10, 2017 at 02:42P
As a Recording
Total Fees : 2.00
Receipt Number - 204305
By: Mary Santos



EXHIBIT "A"

BEING A 2.51 ACRE TRACT SITUATED IN THE JOSE MARIA BALMASEDA GRANT, SURVEY NO. 9, ABSTRACT 2, WILSON COUNTY, TEXAS AND BEING THAT SAME 2.51 ACRE TRACT AS DESCRIBED IN A CONVEYANCE FROM CHARLES MARTIN KIRSTEIN TO LESLIE ANN KIRSTEIN RECORDED IN VOLUME 1549, PAGE 333, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS; SAID 2.51 ACRE TRACT SURVEYED BY JEFFREY B. BERGER, R.P.L.S. NO. 5558 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND (CONTROLLING MONUMENT) ON THE SOUTHEAST LINE OF BLACKJACK ROAD AT THE WEST CORNER OF LOT 10, OAK TREE SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 7, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS, FOR THE NORTH CORNER OF SAID 2.51 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 22° 00' 00" EAST 460.55 FEET (DEED CALL SOUTH 22° 00' 00" EAST 460.79 FEET) (BASIS OF BEARINGS) WITH THE COMMON LINE OF SAID 2.51 ACRE TRACT AND SAID LOT 10 TO A WOOD FENCE CORNER POST ON THE NORTHWEST LINE OF RANCH COUNTRY SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 48, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS AT THE SOUTH CORNER OF SAID LOT 10, FOR THE EAST CORNER OF SAID 2.51 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 67° 36' 58" WEST 217.55 FEET (DEED CALL SOUTH 67° 40' 20" WEST 217.41 FEET) WITH THE COMMON LINE OF SAID 2.51 ACRE TRACT AND SAID RANCH COUNTRY SUBDIVISION TO AN IRON PIPE FOUND (CONTROLLING MONUMENT) AT THE EAST CORNER OF A 1.90 ACRE TRACT AS DESCRIBED IN A CONVEYANCE TO EDWIN J. KUBENA AND WIFE, GWEN KUBENA RECORDED IN VOLUME 973, PAGE 18, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, FOR THE SOUTH CORNER OF SAID 2.51 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 26° 33' 41" WEST 465.54 FEET (DEED CALL NORTH 26° 34' 43" WEST 465.58 FEET) WITH THE COMMON LINE OF, SAID 2.51 ACRE TRACT AND SAID 1.90 ACRE TRACT TO A 1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558" SET ON SAID SOUTHEAST LINE OF BLACKJACK ROAD AT THE NORTH CORNER OF SAID 1.90 ACRE TRACT, FOR THE WEST CORNER OF 2.51 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 68° 27' 50" EAST 254.58 FEET WITH SAID SOUTHEAST LINE OF BLACKJACK ROAD TO THE POINT OF BEGINNING AND CONTAINING 2.51 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON SAID DEED OF A 2.51 ACRE TRACT AS RECORDED IN VOLUME 1549, PAGE 333, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.
2. A SURVEY PLAT WAS PREPARED THIS SAME DATE AS A PART OF THIS SURVEY.



NOTICE OF SUBSTITUTE TRUSTEE SALE

Date: April 6, 2017

DEED OF TRUST

Date: November 17, 2015
Grantor: Luis Gonzalez and Sandra Gonzalez
Original Beneficiary: R.G. Properties, L.P.
A Texas Limited Partnership
Current Beneficiary: R.G. Properties, L.P.
A Texas Limited Partnership

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Apr 10, 2017 at 11:32A
As a Recording
Total Fees : 2.00
Receipt Number - 204286
By:
Krestle Hidalgo

Recorded in Document No.: 00051447

Property County: Wilson

Legal Description:

Tract(s) 5A being 10.10 acres in South Breeze Acreage Subdivision, as shown by map or plat of said subdivision duly recorded in the Office of the County Clerk of Wilson County, Texas in Exhibit A attached hereto, of Map and Plat Records of Wilson County, Texas.

Date of Sale: May 2nd, 2017

Earliest Time Sale will Begin: 10:00 a.m.

Place of Sale of Property: At the most westerly door of the Wilson County Courthouse, being the courthouse door facing Third Street in Floresville, Wilson County, Texas, bearing the address of 1420 Third Street, Wilson County, Texas, which is the area of the courthouse designated for real property foreclosure sales by the Commissioner's Court of said county in the Real Property Records of said county.

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 five (5) hours after that time.



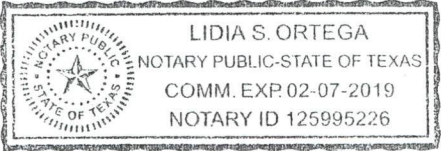
YVONNE M. PAEZ or LIBIA S. ORTEGA *LSO*
Substitute Trustee

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Yvonne M. Paez or Lidia S. Ortega, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 6th day of April, 2017.



Lidia S. Ortega
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:
R.G. PROPERTIES, L.P.
15315 San Pedro
San Antonio TX 78232

State of Texas §
County of Wilson §

Field notes to 10.10 acres of land out of Survey Number 44, C. Diaz, Abstract Number 89 in Wilson County, Texas. Said 10.10 acre tract of land being a portion of a 250.70 acre tract of land described in a deed to RG Properties, L.P., recorded in Volume 1279, Pages 220-223 of the Deed Records of Wilson County, Texas. Said 10.10 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a one half inch steel pin with plastic cap (marked ACS, INC) set on the fenced southeast right-of-way line of County Road Number 405 for the most westerly corner of this 10.10 acre tract of land on the northwest line of said RG Properties, L.P., 250.70 acre tract of land. From said point of beginning an eleven inch (11") creosote fence corner post found for the most westerly corner of said R.G. Properties, L.P. 250.70 acre tract of land bears South 62° 17' 34" West, a distance of 1324.69 feet.

Thence with the fenced southeast right-of-way line of said County Road Number 405, the northwest line of this 10.10 acre tract of land and the northwest line of said RG Properties, L.P., 250.70 acre tract of land North 62° 17' 34" East, a distance of 331.17 feet to a one half inch steel pin with plastic cap (marked ACS, INC) set for the north corner of this 10.10 acre tract of land. From said point a two inch (2") iron pipe found for the north corner of said RG Properties, L.P., bears the following three calls: North 62° 17' 34" East, a distance of 455.50 feet to a nine inch (9") cedar fence angle post; North 67° 47' 14" East, a distance of 285.57 feet to a six inch (6") cedar fence angle post and North 44° 24' 07" East, a distance of 268.19 feet.

Thence crossing said RG Properties, L.P., 250.70 acre tract of land the following two calls: South 29° 33' 03" East, a distance of 1329.12 feet to a one half inch steel pin with plastic cap (marked ACS, INC) set for the east corner of this 10.10 acre tract of land and South 62° 12' 48" West, a distance of 331.16 feet to a one half inch steel pin with plastic cap (marked ACS, INC) set for the south corner of this 10.10 acre tract of land.

Thence with the southwest line of this 10.10 acre tract of land, crossing said RG Properties, L.P., 250.70 acre tract of land, North 29° 33' 03" West, a distance of 1329.58 feet to the point of **Beginning**. Bearing basis: Geodetic North from G.P.S. observation taken on January 23, 2005 at Latitude 29° 08' 50.617" North; Longitude 98° 05' 07.418" West, NAD83 (CORS 96) (EPOCH:2002.0000).

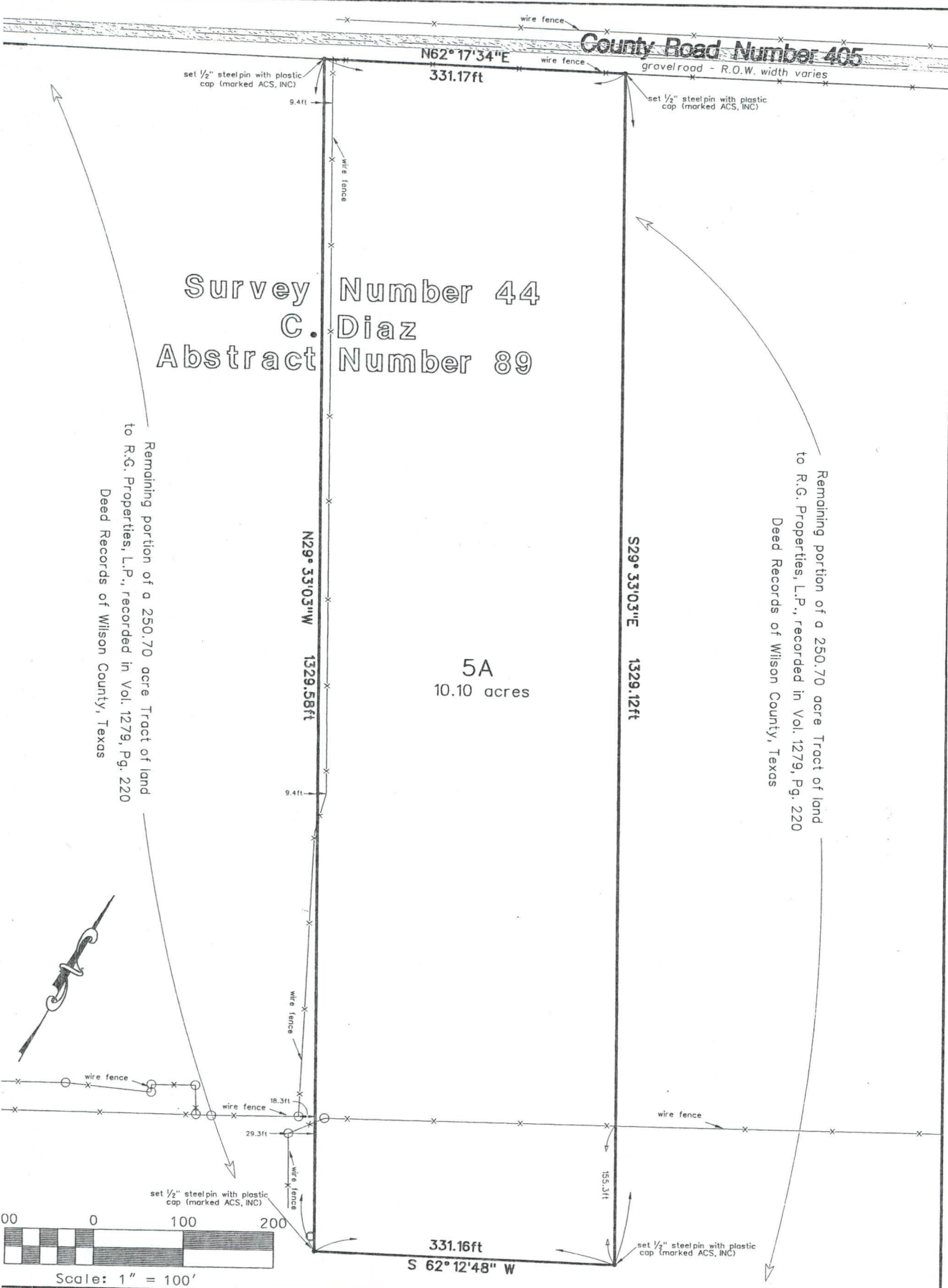
I, Michael J. Harris, Registered Professional Land Surveyor hereby certify that these field notes were prepared from an on the ground survey made under my direction July 25, 2014. Plat prepared separately dated July 25, 2014.



Michael J. Harris
Registered Professional Land Surveyor
Registration Number 4381

Armstrong Cadastral Survey's

Texas Board of Professional Land Surveying Firm Registration Number 101691-00

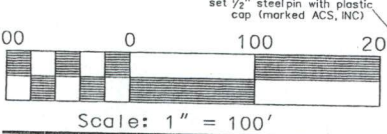


Survey Number 44
C. Diaz
Abstract Number 89

5A
 10.10 acres

Remaining portion of a 250.70 acre Tract of land to R.G. Properties, L.P., recorded in Vol. 1279, Pg. 220 Deed Records of Wilson County, Texas

Remaining portion of a 250.70 acre Tract of land to R.G. Properties, L.P., recorded in Vol. 1279, Pg. 220 Deed Records of Wilson County, Texas



Plat of Survey
 10.10 acres of land out of Survey Number 44, C. Diaz, Abstract Number 89 in Wilson County, Texas being a portion of a 250.70 acre tract of land described in a deed to RG Properties, L.P., recorded in Vol. 1279, Pgs. 220-223 of the Deed Records of Wilson Co., Texas.

BEARING BASIS: Geodetic North from G.P.S. observation January 23, 2005 at Latitude 29°08'50.617\"/>

FIELD NOTE DESCRIPTION PREPARED DATED JULY 25, 2014.
 PROJECT NUMBER 240064PIA
 SCALE 1" = 100' FILE 24064

dgn E:/2d240064SouthBreeze10AcreLayoutTract1A4A.dgn



ACS
 INCORPORATED

Land Surveying

Land Planning

15315 San Pedro, San Antonio, Texas (210) 494 - 6405

P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax(210) 494 - 9840
 Texas Board of Professional Land Surveying Firm Registration Number 101691-00

I, HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION.

THIS THE 25th DAY OF July, 2014.

SURVEYED BY Michael J. Harris
 MICHAEL J. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER 4381