

**COPY**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/2/2016

**Grantor(s)/Mortgagor(s):**  
BRIAN S HAYES, A MARRIED MAN, AS HIS  
SOLE AND SEPARATE PROPERTY, JOINED  
HEREIN PRO FORMA BY HIS WIFE, LISA D  
HAYES

Filed for Record in:  
Wilson County  
Recorder's Office  
Eva Martinez  
County Clerk  
On: Jul 27 2017 at 01:59P

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR WALLICK AND VOLK, INC.,  
ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
AmeriHome Mortgage Company, LLC

As a Recording

Total Fees : 2.00

Receipt Number - 208148  
By:  
Georgia Lira

**Recorded in:**  
**Volume:** 1898  
**Page:** 849  
**Instrument No:** 00052542

**Property County:**  
WILSON

**Mortgage Servicer:**  
Cenlar FSB is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
425 Phillips Blvd , Ewing, NJ 08618

**Legal Description:** LOT NUMBER 85 OF CIMARRON SUBDIVISION UNIT THREE, A SUBDIVISION  
SHOWN OF RECORD IN VOLUME 7, PAGE 17, OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

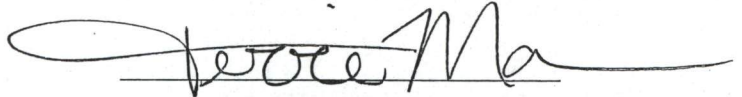
**Date of Sale:** 10/3/2017

**Earliest Time Sale Will Begin:** 12:00PM

**Place of Sale of Property:** THE MOST WESTERLY DOOR OF THE WILSON COUNTY  
COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.



~~Deborah Martin, Troy Martin, 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

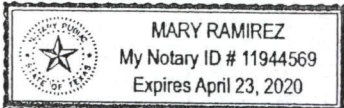
**MH File Number:** TX-17-33764-POS  
**Loan Type:** FHA

STATE OF TEXAS §  
COUNTY OF Bexar §

Before me, the undersigned Notary Public, on this day personally appeared Terri Martin as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, 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 27<sup>th</sup> day of July, 2017.

Mary Ramirez  
Notary Public  
Signature



## Notice of Foreclosure Sale

July 10, 2017

### Deed of Trust:

Dated: April 2, 2013

Grantor: Michael W. Bauer and Denise R. Bauer

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Volume 1718, Page 272 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$301,168.62 executed by Michael W. Bauer and Denise R. Bauer ("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 25.00 acres, more or less, situated in the J. M. Wade Survey, A-349 and the J. Bryan Survey, A-84 in Wilson County, Texas: being out of a 59.85 acre tract owned by Edmund Bauer, Michael W. Bauer and Matthew G. Bauer, described in instrument recorded in Volume 1360, Page 271-275 of the Official Public Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at a found concrete monument being the north corner of said 59.85 acre parent tract and the south right-of-way line of CR 218 for the north corner of this tract;

THENCE S. 27° 43' 00" E., along the northeast boundary line of the said 59.85 acre parent tract, a distance of 1376.00 feet to a set 1/2" iron rod for the east corner of this tract;

THENCE S. 61° 49' 51" W., a distance of 813.03 feet to a set 1/2" iron rod for the south corner of this tract;

THENCE N. 27° 43' 00" W., a distance of 1303.24 feet to a set 1/2" iron rod being on the northwest boundary line of said 59.85 acre parent tract and the south right-of-way of CR 218 for the west corner of this tract;

THENCE N. 56" 43' 14" E., along the northwest boundary line of the said 59.85 acre parent tract and south right-of-way line of said CR 218, a distance of 816.85 feet to the POINT OF BEGINNING.

And being the same property described in Deed dated May 3, 2012, executed by Edmund Bauer, et al, to Michael W. Bauer and wife, Denise R. Bauer, recorded in Volume 1665, Page 254 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, September 5, 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.**



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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](mailto:howard@reliabletitlecompany.com)  
Website: [www.howardcberger.com](http://www.howardcberger.com)  
Attorney for the Falls City National Bank

COPY

by Honorable Eva Martinez  
County Clerk  
On: Jul 11, 2017 at 09:57A  
As a Recording  
Total Fees : 2.00

**NOTICE OF FORECLOSURE SALE**

Receipt Number - 207570  
By  
Krystle Hidalgo

**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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 29, BLOCK 2, RED HAWK ESTATES UNIT 1, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 6, PAGE 74-77, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/16/2007 and recorded in Book 1388 Page 684 Document 00022811 real property records of Wilson County, Texas.

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

Date: 08/01/2017  
Time: 12:00 PM  
Place: Wilson County Courthouse, Texas at the following location: 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 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.


**5. Obligations Secured.** The Deed of Trust executed by WILLIAM V. HARTMAN AND KIMBERLY A. HARTMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$180,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4 is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4 c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4 obtained a Order from the 218th District Court of Wilson County on 05/17/2017 under Cause No. 12-11-0628-CVW. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, DEBORAH MARTIN, CHRIS LAFOND, CASSIE MARTIN, TERRI MARTIN, DEANNA RAY, BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
TROY MARTIN, DEBORAH MARTIN, CHRIS LAFOND,  
CASSIE MARTIN, TERRI MARTIN, DEANNA RAY, BOB  
FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Wilson County Clerk and caused it to be posted at the location directed by the Wilson County Commissioners Court.



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: August 01, 2017

Time: The sale will begin at 12:00PM 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 22, 2015 and recorded in Document CLERK'S FILE NO. 00048468 real property records of WILSON County, Texas, with JOSEPH ANTHONY TONDRE AND DONNA TONDRE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSEPH ANTHONY TONDRE AND DONNA TONDRE, securing the payment of the indebtednesses in the original principal amount of \$241,322.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 360 MORTGAGE GROUP, LLC 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. 360 MORTGAGE GROUP, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o 360 MORTGAGE GROUP, LLC  
11305 FOUR POINTS DRIVE BUILDING 1, SUITE 200  
AUSTIN, TX 78726

  
TROY MARTIN, DEBORAH MARTIN CHRIS LAFOND  
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: Jul 10, 2017 at 02:43P  
As a Recording

Total Fees : 2.00

Receipt Number - 207538  
By,  
Rikki Harris



NOS0000006894364

**EXHIBIT "A"**

LOT 2, SHADOW WOODS SUBDIVISION, DAVID HARDING SURVEY, A-137, WILSON COUNTY, TEXAS, ACCORDING TO A MAP AND PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 8, PAGE 56, PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS0000006894364



**COPY**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

July 7, 2017

**NOTE:**

Date: January 12, 2017  
Maker: Cynthia Ann Reynolds  
Payee: 21st Mortgage Corporation  
Original principal amount: \$88,210.15

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Jul 10, 2017 at 11:10A  
As a Recording  
Total Fees : 2.00

**DEED OF TRUST:**

Date: January 12, 2017  
Grantor: Cynthia Ann Reynolds  
Trustee: Tim Williams  
Beneficiary: 21st Mortgage Corporation  
Recording data: Recorded under Clerk's File No. 61343 in Book OP, Volume 1955, Page 174, in the Real Property Records of Wilson County, Texas.

Receipt Number - 207511  
By: Gayle Richey

**LENDER:** AAA Homes San Antonio, LLC dba A-1 Homes

**BORROWER:** Cynthia Ann Reynolds

**PROPERTY:** Being 0.241 acres of land out of the A. Green Survey No. 275, Abstract No. 124 within the corporate limits of the City of Stockdale in Wilson County, Texas and also being that certain 0.243 acre tract described in Volume 368, Page 330 of the Deed Records of Wilson County, Texas, said 0.241 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

August 1, 2017, being the first Tuesday of the month, to commence at 12:00 PM, or within three hours thereafter.

**SUBSTITUTE TRUSTEES:** James E. Cuellar  
Jeffrey D. Stewart  
Adam R. Swonke  
D. Brent Wells  
440 Louisiana, Suite 718  
Houston, Texas 77002  
(713) 222-1281  
  
Monty Pulliam (432) 368-3425  
Cesar Garza (210) 673-7100



4626665

Troy Martin  
Deborah Martin  
Cassie Martin  
Terri Martin  
Chris Lafond  
Deanna Ray

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

At the most northeasterly door of the Wilson County Courthouse, 1420 3rd Street, Floresville, Texas 78114, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector (2 Library Lane, Floresville, Wilson County, Texas), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the 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 of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

**ACTIVE DUTY MILITARY NOTICE**

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

  
Substitute Trustee

EXHIBIT A

LEGAL DESCRIPTION: Being 0.241 acres of land out of the A. Green Survey No. 275, Abstract No. 124 within the corporate limits of the City of Stockdale in Wilson County, Texas and also being certain 0.243 acre tract described in Volume 368, Page 330 of the Deed Records of Wilson County, Texas; Said 0.241 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in December, 2015:

BEGINNING at a 1/2 inch iron rod found in the southeast line of El Paso Street for the west corner of that certain 0.26 acre tract described in Volume 1466, page 778 of the Official Public Records of Wilson County, Texas and the north corner hereof, and from which 1/2 inch iron rod found at the intersection of El Paso Street and Cemetery Street for the north corner of said 0.26 acre tract bears North 59°08'50" East a distance of 101.51 feet;

THENCE South 30°50'21" East a distance of 89.95 feet along the southwest line of said 0.26 acre tract to a 1/2 inch iron rod found in the northwest line of that certain 0.213 acre tract described in Volume 435, Page 494 of said Deed Records for the south corner of said 0.26 acre tract and the east corner hereof;

THENCE South 57°38'30" West a distance of 115.00 feet along the northwest line of said 0.213 acre tract and the northwest line of that certain 0.22 acre tract to a 1/2 inch iron rod set for the east corner of that certain 0.243 acre tract described in Volume 911, Page 227 of said Deed Records and the south corner hereof;

THENCE North 30°51'51" West a distance of 92.97 feet along the northeast line of said Volume 911, Page 227 to a 1/2 inch iron rod set in the southeast line of El Paso Street for the west corner of said Volume 911, Page 227 and the west corner hereof;

THENCE North 59°08'50" East a distance of 115.00 feet along the southeast line of El Paso Street to the POINT OF BEGINNING containing 0.241 acres more or less, and as shown hereon.

COPY

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Wilson County  
by Honorable Eva Martinez  
County Clerk

**NOTICE OF SALE**

On: Jul 07, 2017 at 01:59P

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 8, 2005, executed by ENRIQUE DE LOS SANTOS ("Mortgagor") to Kevin T. Clayton, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 00004648, Official Public Records of Wilson County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, or Mark Steiner, whose business address is 2186 Jackson Keller, #434, San Antonio, Texas 78213, 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, to sell on **Tuesday, August 1, 2017**, (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, (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), 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 2005 CMH Manufactured Housing Unit, Serial No. CW2009966TXAB.

As a Recording  
2.00  
Receipt Number: 2017473  
K. Clifford Littlefield

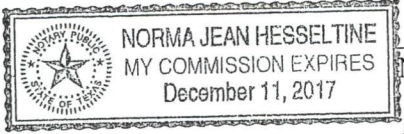
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 5<sup>th</sup> day of July, 2017.

*K. Clifford Littlefield*  
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 5<sup>th</sup> day of July, 2017, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
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

EXHIBIT "A"

Lot 10, Premier Ranch Subdivision, as Shown by plat filed of record in  
Volume 8, Page 59 of the Map and Plat Records of Wilson County, Texas.