

C&M No. 44-19-2607/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 29, 2010 and recorded under Vol. 1580, Page 65, or Clerk's File No. 00056730, in the real property records of WILSON County Texas, with Gilberto Delao, aka Gilberto Garza Delao, Margie Delao, aka Margie Camarillo Delao, husband and wife as Grantor(s) and Citifinancial, Inc. as Original Mortgagee.

Deed of Trust executed by Gilberto Delao, aka Gilberto Garza Delao, Margie Delao, aka Margie Camarillo Delao, husband and wife securing payment of the indebtedness in the original principal amount of \$66,307.38 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Gilberto Garza Delao and Margie Delao. Citibank, N.A., as trustee for CMLTI Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

Legal Description:
LOT #7

BEGINNING AT A 5/8" IRON PIN SET ON THE NORTHEAST ROW LINE OF THE OLD STATE HIGHWAY #16 FOR THE NORTHWEST CORNER OF THIS TRACT LOCATED APPROXIMATELY 1 MILE SOUTHEAST OF SASPAMCO, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 02/04/2020

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: WILSON County Courthouse, Texas at the following location: 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, 2 Library Lane, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the

44-19-2607
WILSON



4714405

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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE **Troy Martin, Deborah Martin, Deanna Ray, Terri Martin, Cassie Martin, Alexis Martin, Elizabeth Anderson, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 12/26/2019.

/s/ Angela K. Walter SBOT No. 24110505, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: *Troy Martin*
Printed Name: Troy Martin

C&M No. 44-19-2607

EXHIBIT "A"

Lot #7

BEGINNING at a 5/8" iron pin set on the Northeast ROW line of the old State Highway #16 for the Northwest corner of this tract located approximately 1 mile Southeast of Sasparico, Texas. Said place of beginning being S. 63 deg. 0' E. 104.5 feet and S. 64 deg. 02' E. 55 feet and S. 64 deg. 34' E. 55.01 feet and S. 65 deg. 00' E. 72.05 feet and S. 66 deg. 10' E. 72.11 feet and S. 66 deg. 10' E. 55.14 feet and S. 66 deg. 0' W. 55.08 feet from where the Northeast line of said old State Highway #16 and the West line of the original Jesse M. Trevino 54 acre tract intersect. This also being the Southeast corner of the J. Alvarado 4.5 acre tract;

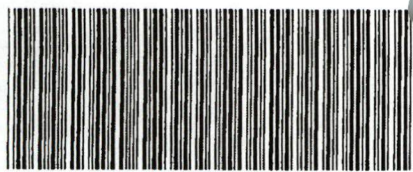
THENCE N. 27 deg. 0' E. 284.0 feet to a 5/8" iron pin set for the Northeast corner of this tract;

THENCE S. 63 deg. 0' E. 72.0 feet to a 5/8" iron pin set for the Southeast corner of this tract;

THENCE S. 27 deg. 0' W. 277.0 feet to a 5/8" iron pin set on the Northeast ROW line of the old State Highway #16 for the Southwest corner of this tract;

THENCE N. 68 deg. 33' W. 72.33 feet to the place of beginning and containing 0.46 acres.

Wilson County
Eva S. Martinez
Wilson County Clerk



VG-6488-2019-2

Instrument Number: 2

Foreclosure Posting

Recorded On: December 30, 2019 08:53 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2
Receipt Number: 20191230000007
Recorded Date/Time: December 30, 2019 08:53 AM
User: Mary S
Station: cclerk01

Record and Return To:

TROY MARTIN



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Wilson County, TX

COPY

FILED

19-03971
900 COUNTY ROAD 121, FLORESVILLE, TX 78114

For record in my office
12 day of Dec 20 19
at 10:15 o'clock A M

NOTICE OF FORECLOSURE SALE

EVA S MARTINEZ County Clerk
Wilson County Texas

Property: The Property to be sold is described as follows:

By *Eva S Martinez* Deputy

SEE EXHIBIT A

Security Instrument: Deed of Trust dated August 30, 2016 and recorded on September 9, 2016 at Instrument Number 00057520 in the real property records of WILSON County, Texas, which contains a power of sale.

Sale Information: January 7, 2020, at 12:00 PM, or not later than three hours thereafter, 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 located at 2 Library Lane, Floresville, Texas, or as designated by the County Commissioners Court.

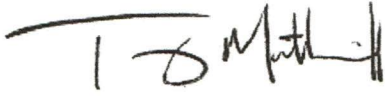
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by WILLIAM C. SNELL AND WANDA SNELL secures the repayment of a Note dated August 30, 2016 in the amount of \$227,093.00. AURORA FINANCIAL GROUP, INC., whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

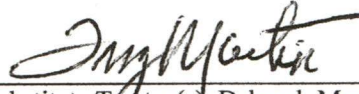
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s) Deborah Martin, Troy Martin,
Alexis Martin, Cassie Martin, Terri Martin, Shelby
Martin, Barbara Sandoval, Martha Boeta, Raymond
Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett,
Amy Ortiz, Vanessa McHaney, Elizabeth Anderson,
Vicki Rodriguez, Deanna Ray
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Floresville, County of Wilson, State of TX, and is described as follows:

Being 13.00 acres of land out of the F. Flores Survey No. 18, Abstract No, 10, Wilson County, Texas and being all of the same land described in a conveyance to John D. Elton and wife Jane L. Elton in a Deed of record in Volume 504, Page 373 of the Deed Records of Wilson County, Texas and a part of portion of the same land described in a conveyance to John D. Elton, and wife, Jane L. Elton in a Deed of record in Volume 508, Page 578 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found pipe in the Southeast right-of-way of County Road No. 121 for the North corner of the Douglas W. McCarley and wife, Nancy C, McCarley land as described in Volume 895, Page 241 of the Official Public Records of Wilson County, Texas and the West corner of the parent tract and of this tract;

Thence North 29 degrees 11 minutes 04 seconds East, (the record bearing for this survey per the deed), with said right-of-way, a distance of 1075.82 feet to a set 1/2 inches rebar with cap for the North corner of this tract;

Thence South 71 degrees 47 minutes 07 seconds East, into the parent tract, a distance of 524.98 feet to a set 1/2 inches rebar with cap in the Northwest line of the Raymond L. Reinke and Lloyd A. Reinke land as described in Volume 873, Page 694 of the Official Public Records of Wilson County, Texas for the East corner of this tract;

Thence South 29 degrees 05 degrees 04 minutes West, with the common line of said Reinke land, a distance of 1117.00 feet to a found 1/2 inches rebar with cap for the East coner of the aforementioned McCarley land and the South C9mer of the parent tract and of this tract;

Thence North 67 degrees 17 minutes 28 seconds West, a distance of 520.66 feet to the Point of Beginning and containing 13.00 acres of Land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

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

On: Sep 09, 2016 at 01:45P

As a Recording

Document Number: 00057520
Total Fees : 126.00

Receipt Number - 196709
By,
Frances Cherry,

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1930 and Page: 27 of the named records of: Wilson County as stamped hereon by me.

Sep 09, 2016



Eva Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS



VG-6488-2019-1

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 1

Foreclosure Posting

Recorded On: December 12, 2019 10:23 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1
Receipt Number: 20191212000005
Recorded Date/Time: December 12, 2019 10:23 AM
User: Georgina L
Station: cclerk01

Record and Return To:

TROY MARTIN



STATE OF TEXAS

Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez
Wilson County Clerk
Wilson County, TX

Eva S. Martinez

COPY

Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 05, 2019 at 01:06P
As a Recording

Total Fees : 2.00

Receipt Number - 239472
By: Oralia Velaz

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 082583-TX

Date: December 2, 2019

County where Real Property is Located: Wilson

ORIGINAL MORTGAGOR: JENNIFER S. RUCKER, A MARRIED WOMAN, JOINED HEREIN PRO
FORMA BY HER HUSBAND, DANNY LEWIS RUCKER, AND CLYDE
R. MYERS, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 12/23/2016, RECORDING INFORMATION: Recorded on 1/5/2017, as Instrument No.
00060485 in Book 1949 Page 714 and later modified by a loan modification agreement recorded as Instrument
00076412 BK 2047 PG 214 on 08/16/2018

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND BEING LOT 11 IN BELLAIRE ESTATES, FLORESVILLE, WILSON COUNTY, TEXAS, AS
SHOWN ON A PLAT OF RECORD IN VOL. 1, PAGE 109, MAP AND PLAT RECORDS OF WILSON
COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/7/2020, the foreclosure sale will be conducted in
Wilson County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court,
sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted
no earlier than 12:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will
sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to
the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC,
as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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



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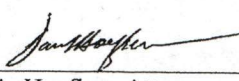

AP NOS/SOT 08212019

Matter No.: 082583-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ, DEANNA RAY, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By:  
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COPY

Filed for Record in
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 05, 2019 at 01:04P
As a Recording

NOTICE OF FORECLOSURE 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 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: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF FLORESVILLE, COUNTY OF WILSON, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

BEING 0.57 ACRES OF LAND WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF FLORESVILLE OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN A CONVEYANCE TO ALFONSO FLORES AND WIFE, ELIDA G. FLORES, IN A DEED OF RECORD IN VOLUME 423, PAGE 135 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS SAID 0.57 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND PIN ON THE SOUTHWEST RIGHT-OF-WAY LINE OF THE 4TH STREET FRO THE EAST CORNER OF THE ELIZABETH ANN PRICE LAND AS DESCRIBED IN VOLUME 654, PAGE 914 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND THE NORTH CORNER OF THIS TRACT:

THENCE SOUTH 41 DEGREES 15 MINUTES 00 SECONDS EAST, (THE RECORD BEARING FOR THIS SURVEY PER THE PLAT) WITH SAID RIGHT-OF-WAY, A DISTANCE OF 112.75 FEET TO A FOUND PIN FOR THE NORTH CORNER OF THE LEONA FLIELIR LAND AS DESCRIBED IN VOLUME 487, PAGE 449 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND THE EAST CORNER OF THIS TRACT:

THENCE SOUTH 50 DEGREES 26 MINUTES 44 SECONDS WEST, WITH THE COMMON LINE OF THE SAID FLIELLER LAND, DISTANCE OF 219.24 FEET TO A FOUND PIN ON THE NORTHEAST LINE OF THE CHARLES J. FRANKLIN, ET UX LAND AS DESCRIBED IN VOLUME 903, PAGE 497 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS FOR THE WEST CORNER OF SAID FLIELLER LAND AND THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 41 DEGREES 36 MINUTES 11 SECONDS WEST, WITH THE COMMON LINE OF SAID FRANKLIN LAND, A DISTANCE OF 112.97 FEET TO A FOUND PIN ON THE SOUTHEAST LINE OF THE JEANETTE FLORES LAND AS DESCRIBED IN VOLUME 883, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS FOR THE NORTH CORNER OF SAID FRANKLIN LAND AND THE WEST CORNER OF THIS TRACT;

THENCE NORTH 50 DEGREES 29 MINUTES 51 SECONDS EAST, WITH THE COMMON LINE OF THE SAID FLORES LAND OF THE AFOREMENTIONED ELIZABETH ANN PRICE LAND, A DISTANCE OF 219.94 FEET TO THE POINT OF BEGINNING CONTAINING 0.57 ACRES OF LAND IN THE CORPORATE CITY LIMITS OF THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/29/2012 and recorded in Document 00019136 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: 02/04/2020
Time: 12:00 PM
Place: Wilson County, 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 MARY E. DE LA ZERDA AND JOHNNY DE LA ZERDA, provides that it secures the payment of the indebtedness in the original principal amount of \$110,626.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Guaranty Mortgage Corporation is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is First Guaranty Mortgage Corporation c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

