

COPY

Notice of [Substitute] Trustee 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.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 25, 2016 at 10:30A
As a Recording

Total Fees : 2.00

1. Date, Time, and Place of Sale.

Date: 10/04/2016

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114 - 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 COMMISSIONERS

Property Address: 140 Country Acres Drive, Adkins, TX 78101

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 07/23/2008 and recorded 07/29/2008 in Document 00036766 real property records of Wilson county Texas, with Bryan Real, a single man grantor(s) and Overland Mortgage, L.P., as Lender Mortgage Electronic Registration Systems, Inc., as Beneficiary .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Bryan Real, a single man securing the payment of the indebtedness in the original principal amount of \$ 111,254.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

Notice of [Substitute] Trustee Sale

7. Property to be sold: The property to be sold is described as follows:

Tract 7 of COUNTRY ACRES SUBDIVISION, as shown by plat filed of record at Volume 3, Page 4 of the Map Records of Wilson County, Texas.

INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS:

MAKE: Palm Harbor Manufacturing LP
MODEL: PALM HARBOR
YEAR: 1997
SERIAL NUMBER: PH172399A/B
LABEL: PFS0437702/03
WIDTH or SIZE: 28*44

8. Mortgage Servicer Information: The Mortgage Service 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. Ocwen Loan Servicing, LLC, as Mortgage Servicer, is representing the *current mortgagee*, whose address is:

C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936

9. Limitation of Damages: 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.


Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Jill Nichols, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Kelley Burns, Kristie Alvarez, Chance Oliver, Max Murphy or Bret Allen, Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

HIS 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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

COPY

Wilson County
by Honorable Eva Martinez
County Clerk

On: Aug 24, 2016 at 08:06A

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.

Receipt Number - 196038
By,
Mary Santos,

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 3, 2008, executed by **JAMES C. BROADWAY AND ADENA ZIEGLER** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Volume 1453, Page 357, 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, October 4, 2016**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wilson County Courthouse at the place designated by the Commissioner's Court for such sales in Wilson County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the Manufactured Housing Unit, 2002 Millennium Manufactured Housing Unit, Serial No. CLW018378TX.

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.

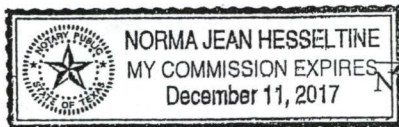
EXECUTED this 16 day of August, 2016.

K 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 16 day of August, 2016, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

EXHIBIT "A"

Surface only of Lot 82, HICKORY HILLS ESTATES, situated in Wilson County, Texas, as shown on plat recorded in Volume 4, Pages 9-11, of the Plat Records of Wilson County, Texas.

AFFIDAVIT OF POSTING SUBSTITUTE TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS)(

COUNTY OF WILSON)(

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared

Gayle Richey, who after being by me duly sworn, said

upon her oath:

"I, Gayle Richey, do solemnly swear (or affirm) that I posted a copy of the attached Substitute Trustee's Notice of Sale on the 18th day of August, 2016, such date being at least twenty-one days preceding the date of sale set forth in the attached Substitute Trustee's Notice of Sale, and that I accomplished and performed the just-mentioned date by posting a copy of the attached Substitute Trustee's Notice of Sale at the door of the county courthouse in Wilson County, Texas, which is the county in which the property described in the attached notice is located.

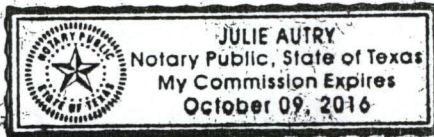
Signature

Gayle Richey

Printed Name

Gayle Richey

SWORN TO AND SUBSCRIBED BEFORE ME, this 18th day of August, 2016, to which witness my hand and seal of office.



Julie Autry
Notary Public

State of Texas

Printed Name:

Julie Autry

My Commission Expires:

Oct 9, 2016

NOTICE OF SUBSTITUTE TRUSTEE SALE

Date: August 12th, 2016

DEED OF TRUST

Date: July 20, 2008

Grantor: Kandace Lynch and Larry W. Lynch

Original Beneficiary: R.G. Properties, L.P.
A Texas Limited Partnership

Current Beneficiary: R.G. Properties, L.P.
A Texas Limited Partnership

Recorded in Document No.: 00037456

Property County: Wilson

Legal Description:

Tract(s) 38 & 39, South Breeze Estates Subdivision, Unit 1, as shown by map or plat of said subdivision duly recorded in the Office of the County Clerk of Wilson County, Texas in Volume 8, Page(s) 80, of Map and Plat Records of Wilson County, Texas.

Date of Sale: September 6th, 2016

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 LIDIA S. ORTEGA LSO
Substitute Trustee

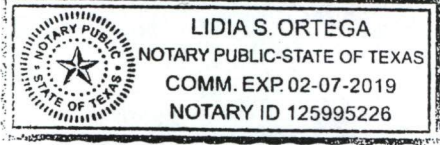
Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 18, 2016 at 04:02P
As a Recording
Total Fees : 2.00
Receipt Number - 195882
By
Gayle Richey

STATE OF TEXAS §

COUNTY OF BEXAR §

¹³⁰ 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 12th day of August, 2016.



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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 06, 2016

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 15, 2016 at 03:25P
As a Recording
Fees : 2.00

2. **Terms of Sale.** Cash.

Receipt Number - 195724
By: Oralia Velazquez

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 01, 2006 and recorded in Document VOLUME 1342, PAGE 858 real property records of WILSON County, Texas, with LIBRADO VALADEZ AND ALICIA VALADEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LIBRADO VALADEZ AND ALICIA VALADEZ, securing the payment of the indebtednesses in the original principal amount of \$67,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

for Karen Work

TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, ZANA JACKSON, PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK ZWIERS, KELLEY BURNS OR KRISTIE ALVAREZ

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: _____



EXHIBIT "A"

BEING A 0.550 ACRE TRACT SITUATED IN THE MANUEL HERRERA SURVEY NO. 435, ABSTRACT 132, CITY OF STOCKDALE, WILSON COUNTY, TEXAS AND BEING OUT OF A 1.26 ACRE TRACT AS CONVEYED TO JUANITA VELA RECORDED IN VOLUME 939, PAGE 423, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS IN VOLUME 582, PAGE 242, DEED RECORDS OF WILSON COUNTY, TEXAS; SAID 0.550 ACRE TRACT SURVEYED BY JEFFREY B. BERGER, R.P.L.S. NO. 5558 ON MAY 1, 2006 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD FOUND ON THE NORTHWEST LINE OF EAST WHEELER STREET AT THE EAST CORNER OF A 0.214 ACRE TRACT AS CONVEYED TO MARIBEL RIOS FLORES RECORDED IN VOLUME 1261, PAGE 717, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, FOR THE SOUTH CORNER OF SAID 1.26 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 32 DEG. 32' 45" WEST 213.37 FEET (CALLED NORTH 30 DEG. WEST) ALONG A WIRE FENCE WITH THE COMMON LINE OF SAID 1.26 ACRE TRACT, SAID 0.214 ACRE TRACT, AND THE REMAINING PORTION OF A 4.98 ACRE TRACT AS CONVEYED TO ALTON BANKS AKIN AND WIFE, CHARLIN SUSAN AKIN RECORDED IN VOLUME 579, PAGE 785, DEED RECORDS OF WILSON COUNTY, TEXAS TO A 1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 1.26 ACRE TRACT, NORTH 57 DEG. 27' 15" EAST 120.00 FEET TO A 1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558" SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT AND SOUTH 32 DEG. 30' 20" EAST 185.80 FEET TO A 1/2" STEEL ROD WITH A RED PLASTIC CAP STAMPED "RPLS 5558" SET ON SAID NORTHWEST LINE OF EAST WHEELER STREET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEG. 30' 00" WEST 123.00 FEET (BASIS OF BEARINGS) WITH SAID NORTHWEST LINE OF EAST WHEELER STREET TO THE POINT OF BEGINNING AND CONTAINING 0.550 ACRES OR 23,942 SQUARE FEET, MORE OR LESS.



COPY

C&S No. 44-15-2833 / VA / No
PHH Mortgage Corporation

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 15, 2016 at 01:07P

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: February 05, 2013

Grantor(s): Andrew B Wicks, and wife and Melissa F Wicks

Original Trustee: Karen Mawyer

Original Mortgage: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for USAA Federal Savings Bank, its successors and assigns

Recording Information: Vol. 1709, Page 369, or Clerk's File No. 0021412, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: PHH Mortgage Corporation

Mortgage Servicer: PHH Mortgage Corporation, whose address is C/O One Mortgage Way Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 09/06/2016 Earliest Time Sale Will Begin: 12:00 PM


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

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

Legal Description:
LOT 15, HOME PLACE SUBDIVISION, WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 25-27, PLAT RECORDS OF WILSON COUNTY, TEXAS.

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

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


Troy Martin as Substitute Trustee, Deborah Martin as Successor Substitute Trustee, Irene Salazar as Successor Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Vanessa Ramos as Successor Substitute Trustee, Richard Holton as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4587773

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 15, 2016 at 01:07P
As a Recording

C&S No. 44-16-2255 / Conventional / No
LoanCare, LLC

NOTICE OF TRUSTEE'S SALE

Total Fees : 2.00

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Serial Number - 195692
Oralia Vela

Date of Security Instrument: July 20, 2015

Grantor(s): Trinidad M. Leal, an unmarried man
Original Trustee: Black, Mann & Graham, L.L.P.
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Ranlife, Inc., its successors and assigns
Recording Information: Vol. 1861, Page 581, or Clerk's File No. 00046625, in the Official Public Records of WILSON County, Texas.
Current Mortgagee: RANLife, Inc.
Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

LOT 245 OF THE ESTATES OF EAGLE CREEK, SECTION 4, A SUBDIVISION IN WILSON COUNTY, TEXAS AS SHOWN BY A PLAT FILED OF RECORD AT VOLUME 6, PAGES 45-49 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: 09/06/2016 Earliest Time Sale Will Begin: 12:00 PM

Posted by:
Troy Martin

APPOINTMENT OF SUBSTITUTE TRUSTEE

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, the undersigned hereby APPOINTS AND DESIGNATES Troy Martin as Substitute Trustee, Deborah Martin as Successor Substitute Trustee, Irene Salazar as Successor Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Vanessa Ramos as Successor Substitute Trustee, Richard Holton as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

After Recording, Return To:
1320 Greenway Drive, Suite 300
Irving, TX 75038

Attn: SL Trustee Dept.

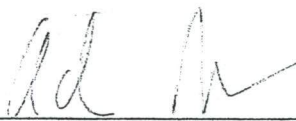
4587962 44-16-2255

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

Executed on this the 10th day of August, 2016.

For Information:

Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



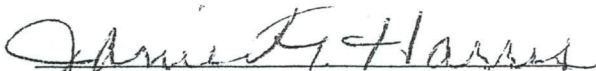
Adnan Ahmad, Attorney at Law
Codilis & Stawiariski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

COUNTY OF HARRIS

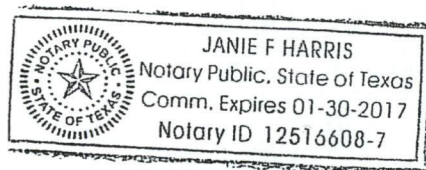
Before me, the undersigned Notary Public, on this day personally appeared Adnan Ahmad as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 10th day of August, 2016.



Notary Public
Signature

C&S No. 44-16-2255 / Conventional / No
LoanCare, LLC



COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 15, 2016 at 01:07P
As a Recording

C&S No. 44-16-1716 / VA / No
Freedom Mortgage Corporation

NOTICE OF TRUSTEE'S SALE

Total Fees 2.00
Record Number 175692
Prize Value

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: November 25, 2011

Grantor(s): Tracey Draper, a single person

Original Trustee: Network National Title, Inc.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, its successors and assigns

Recording Information: Vol. 1637, Page 398, or Clerk's File No. 00008849, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 3 Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 09/06/2016 Earliest Time Sale Will Begin: 12:00 PM

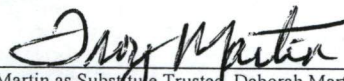
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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
BEING 2.18 ACRES OF LAND OUT OF THE SUSANNA LARRISON SURVEY, ABSTRACT 196, WILSON COUNTY, TEXAS AND BEING PARTS OR PORTIONS OF LOT 128 AND 129A OF THE WOODS VALLEY ACRES SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 115, PLAT RECORDS OF WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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

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


Troy Martin as Substitute Trustee, Deborah Martin as Successor Substitute Trustee, Irene Salazar as Successor Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Vanessa Ramos as Successor Substitute Trustee, Richard Holton as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4587903

EXHIBIT "A"

BEING 2.18 ACRES OF LAND OUT OF THE SUSANNA LARRISON SURVEY, ABSTRACT 196, WILSON COUNTY, TEXAS AND BEING PARTS OR PORTIONS OF LOT 128 AND 129A OF THE WOODS VALLEY ACRES SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 115, PLAT RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHADY GROVE LANE FOR THE SOUTHWESTERLY CORNER OF THE SCOTT H. SMITH, ET UX LAND DESCRIBED IN VOLUME 1065, PAGE 141, WILSON COUNTY OFFICIAL PUBLIC RECORDS AND THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE NORTH 74° 51' 59" WEST, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SHADY GROVE LANE, DISTANCE OF 256.06 FEET TO A FOUND 6 INCH PIPE CORNER POST FOR THE SOUTHWESTERLY CORNER OF THIS TRACT AND SOUTHEASTERLY CORNER OF THE TOM R. PRUSKI LAND DESCRIBED IN VOLUME 874, PAGE 566, WILSON COUNTY OFFICIAL PUBLIC RECORDS;

THENCE NORTH 15° 36' 29" EAST, WITH THE COMMON LINE OF THE PRUSKI LAND AND OF THIS TRACT, A DISTANCE OF 371.07 FEET TO A FOUND 6 INCH PIPE CORNER POST FOR A COMMON CORNER ON THE SOUTH LINE OF LOT 126A;

THENCE SOUTH 74° 45' 53" EAST, WITH THE SOUTH LINE OF LOT 126A AND LOT 127, THE NORTH LINE OF THIS TRACT, DISTANCE OF 256.22 FEET TO A FOUND 1/2 INCH PIN FOR THE NORTHEAST CORNER OF THIS TRACT AND NORTHWEST CORNER OF THIS AFOREMENTIONED SCOTT H. SMITH, ET UX LAND;

THENCE SOUTH 15° 38' 00" WEST, (RECORD BEARING-VOLUME 1065, PAGE 141, WILSON COUNTY OFFICIAL PUBLIC RECORDS) WITH THE COMMON LINE OF THE SMITH LAND AND OF THIS TRACT, A DISTANCE OF 370.62 FEET TO THE POINT OF BEGINNING CONTAINING 2.18 ACRES OF LAND OF LAND AS SHOWN ON A PLAT THAT ACCOMPANIES THIS DESCRIPTION.

Parcel # 09700000012800

COPY

Filed for Record in:
Wilson County
by: Honorable Eva Martinez
County Clerk
On: Aug 15, 2016 at 01:07P
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Total Fees : 2.00

Matter No.: 018027-TX

Receipt Number - 195692
By:
Oralia Vela

Date: August 4, 2016

County where Real Property is Located: Wilson

ORIGINAL MORTGAGOR: WILLIE VIDAL AND TERRIE M. VIDAL, HUSBAND AND WIFE AS
COMMUNITY PROPERTY
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
SOLELY AS NOMINEE FOR ALACRITY LENDING COMPANY, ITS
SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC
MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 10/29/2008, RECORDING INFORMATION: Recorded on 11/5/2008, as Instrument
No. 00039179, in Book 1482, Page 650, Rerecorded on 03/16/2010 as Instrument No. 00050943 VOLUME: 1547
PAGE: 745,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 17.70 ACRES OF LAND OUT OF THE
MANUEL TARIN SURVEY NO. 29, ABSTRACT NO. 319, WILSON COUNTY, TEXAS AND BEING THE
LAND DESCRIBED IN A CONVEYANCE TO WILLIE VIDAL IN A DEED OF RECORD IN VOLUME
1456, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING
MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A" AND EXHIBIT "B".

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2016, the foreclosure sale will be conducted in
Wilson County in the area of the courthouse 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.

LOANCARE is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee
of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is
representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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.



Matter No.: 018027-TX

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: _____ Substitute Trustee
TROY MARTIN OR DEBORAH MARTIN OR IRENE
SALAZAR OR DEANNA RAY OR VANESSA RAMOS OR
RICHARD HOLTON OR JILL NICHOLS OR TROY MARTIN
OR PAUL A. HOEFKER OR ROBERT L. NEGRIN

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

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 17.70 ACRES OF LAND

BEING 17.70 acres of land out of the Manoel Tarin Survey No. 29, Abstract No. 319, Wilson County, Texas and being the land described in a conveyance to Willie Vidal in a deed of record in Volume 1456, Page 183 of the Official Public Records of Wilson County, Texas and being more particularly described by metas and bounds as follows:

BEGINNING at a found 1/4 inch rebar with "Pollok & Sons" cap for the easterly corner of the Hector Vidal land described in Volume 1125, Page 728, Wilson County Official Public Records, the northerly corner of this tract and being on the westerly or southwesterly line of the Richard C. Remling land described in Volume 980, Page 901, Wilson County Official Public Records;

THENCE South 29° 26' 45" East, with the common line of the Remling land and of this tract, a distance of 1187.71 feet to a found 1/4 inch rebar with "Pollok & Sons" cap for the easterly corner of this tract and northerly corner of the Mario Vidal land described in Volume 1460, Page 816, Wilson County Official Public Records;

THENCE South 51° 25' 31" West, with the common line of the Mario Vidal land and of this tract, a distance of 657.79 feet to a found 1/4 inch rebar with "Pollok & Sons" cap for a common corner on the easterly or southeasterly line of the Charles Hoofard land described in Volume 1064, Page 612, Wilson County Official Public Records;

THENCE North 29° 24' 37" West, with the westerly or southwesterly line of this tract, easterly or northeasterly line of the Charles Hoofard land, the Robert A. Nicholson land of record in Volume 1074, Page 863, Wilson County Official Public Records and the Terry Lane Taylor land of record in Volume 858, Page 147, Wilson County Official Public Records, total distance of 1187.87 feet to a found 1/4 rebar with "Pollok & Sons" cap for the westerly or northwesterly corner of this tract and southerly corner of the aforementioned Hector Vidal land;

THENCE North 51° 25' 44" East, with the common line of the Hector Vidal land and of this tract, a distance of 657.04 feet to the POINT OF BEGINNING containing 17.70 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on WGS84.

POLLOK & SONS SURVEYING, INC.



Larry J. Pollok, R.P.L.S. No. 5186
August 09, 2008



EXHIBIT "B"

TOGETHER WITH AND SUBJECT TO a 30 feet Ingress and Egress Easement over of the Maxwell Turin Survey No. 29, Abstract No. 319, Wilson County, Texas and being a part or portion of the same land described in a conveyance to Amador Vidal and wife, Anita Vidal in a deed of record in Volume 527, Page 603 of the Deed Records of Wilson County, Texas, said easement being more particularly described by notes and bounds as follows:

BEGINNING at a set 1/2" rebar with cap for the east corner of the Charles Hooded land as described in Volume 1064, Page 612 of the Official Public Records of Wilson County, Texas and the south corner of the parent tract, a 7.70 acre tract also surveyed this day and of this easement;

THENCE North 29° 23' 08" West, with the common line of said Hooded land, the Robert A. Nicholson land as described in Volume 1074, Page 813 of the Official Public Records of Wilson County, Texas and the Terry Lane Taylor land as described in Volume 858, Page 147 of the Official Public Records of Wilson County, Texas, a distance of 1704.25 feet to a set 1/2" rebar with cap for the north corner of a 26.47 acre tract also surveyed this day and the west corner of a 17.70 acre tract also surveyed this day and of this easement;

THENCE North 51° 27' 00" East, into the parent tract and with the common line of said 17.70 acre tract and of the 26.47 acre tract, a distance of 20.25 feet to a point for the north corner of this easement;

THENCE South 29° 23' 08" East, a distance of 1704.25 feet to a point in the aforementioned mentioned right-of-way of "C" Road for the east corner of this easement;

THENCE South 51° 27' 00" West, with said right-of-way, a distance of 20.25 feet to the POINT OF BEGINNING.

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF WILSON §

Date: August 4, 2016

Deed of Trust:

Date: July 29, 2011

Recorded in: Volume 1630, Page 429, Official Public Records of Wilson County, Texas

Seller: MCA Ranch Properties, LLC, P.O. Box 1249, San Marcos, Texas 78667 (Hays County)

Buyer: Abraham Barrera and Stephanie Barrera, 336 County Road 164, Floresville, Texas 78114 (Wilson County)

Property Description: Being 15.448 acres, more or less, (known as Tract 2) in Wilson County, Texas, out of the Francisco Flores Survey, Abstract No. 10, and further described in Exhibit "A" attached to the Deed of Trust recorded in Volume 1630, Page 429

Date of Sale: September 6, 2016

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

Place of sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville Texas

Designated Area: The most westerly door facing 3rd Street, bearing the address 1420 3rd Street, Floresville, Texas 78114

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

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



**Substitute Trustee – S.E. Rutledge or Zach Potts,
James Nelson or Janet Reed**

For more information:

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 05, 2016 at 12:01P
As a Recording
Total Fees : 2.00
Receipt Number - 195411
By:
Judy Fleming

NOTICE OF TRUSTEE'S SALE

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

Lot 19, Spring Valley Subdivision, Wilson County, Texas, as per plat of record in Volume 8, Page 58, Plat Records of Wilson County, Texas, and being also known as 173 Spring Valley, Adkins, Texas.

2. **Instrument to be Foreclosed:** the instrument to be foreclosed is the Deed of Trust dated June 1, 2007, and recorded in Volume 1805, page 502, in the Official Public 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: 09/06/2016

Time: The sale will begin no earlier than 10:00 a.m., or no later than three hours thereafter.

Place: AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY TEXAS (WHICH OFFICE BEARS THE ADDRESS OF 2 LIBRARY LANE, FLORESVILLE, TEXAS), 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 Commissioners Court.

Recorded in:
Wilson County
by Honorable Eva Martinez

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.

County Clerk
Do: Aug 11, 2016 at 08:08A
As a Recording

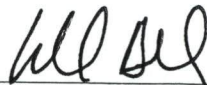
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will be necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by GLENVER E. HAGEN and wife, MICHELLE HAGEN, provides that it secures the payment of the indebtedness in the original principal amount of \$69,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the Note. RUBY M. BELLINGER, is the current mortgagee of the note and deed of trust. The address of Ruby M. Bellinger, is c/o Walter Beuhler, 1945 Lockhill Selma Suite 101, San Antonio, Texas 78213.

6. **Default and Request to Act.** Default has occurred under the deed of trust and Ruby M. Bellinger, the mortgagee has requested the undersigned as Trustee conduct this sale.

Signed this the 11th day of August, A. D., 2016.



WALTER W. BEUHLER, Trustee
1945 Lockhill Selma Suite 101
San Antonio, Texas 78213
(210) 923-7724 Fax (210) 921-1422
E-mail: walterb250@gmail.com