

Notice of Foreclosure Sale

June 30, 2016

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 30, 2016 at 02:02P
As a Recording

Total Fees : 2.00

Receipt Number - 194034
By:
Mary Santos

Deed of Trust:

Dated: November 17, 2014
Grantor: Thomas Felux and Tammy Felux
Trustee: Gerald V. Sekula
Lender: Falls City National Bank
Recorded: Volume 1823, Page 916 of the Official Public Records of Wilson County, Texas.
Secures: Adjustable Rate Note ("Note") in the original principal amount of \$32,000.00 executed by Thomas Felux and Tammy Felux ("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 piece, parcel, or tract of land known as Lot 6 of the Northridge Subdivision of Wilson County, Texas, as shown on a Plat of record at Volume 10, Page 89 of the Plat Records of Wilson County, Texas.

Substitute Trustee: Howard C. Berger
Substitute Trustee's
Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, August 2, 2016
Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.
Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in

Floresville, Wilson County, Texas and being the officially designated location for foreclosure sales.

Terms

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

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

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

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

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

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

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

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

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



HOWARD C. BERGER

State Bar I. D. # 02191250

433A West Oaklawn, Pleasanton, Texas 78064

Telephone (830) 569-3771 / Cell Phone (210) 392-7210

Facsimile (830) 569-5171

Email: howard@reliabletitlecompany.com

Website: www.howardcberger.com

Attorney for the Falls City National Bank

tdt/Berger/FCNB to Felux

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 30, 2016 at 01:54P
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S 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 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.

Receipt Number - 194033
By: Mary Santos

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

Lot 192 ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT III, Wilson County, Texas, as shown on that certain map or plat thereof, recorded at Volume 8, Pages 10-12, Map and Plat Records of Wilson County, Texas

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Willow Bend Mortgage Company, LLC, recorded on 11/07/2014 as Doc#: 00040128 Bk: OP Vol: 1821 Pg: 675 in the real property records of Wilson County, Texas. Assignment of Deed of Trust to Freedom Mortgage Corporation recorded on 04/18/2016 as #53479 of the real property records of Wilson County, Texas. The holder or servicer of the instrument is: Freedom Mortgage Corporation .

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

Date: 08/02/2016

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Most westerly Courthouse door (faces Third Street), or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.



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Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Nathan Rodriguez and Norma E. Rodriguez, husband and wife.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$213,069.00, executed by Nathan Rodriguez, and payable to the order of Willow Bend Mortgage Company, LLC ; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Nathan Rodriguez and Norma E. Rodriguez, husband and wife to Willow Bend Mortgage Company, LLC . Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas, 10406 Rockley Road, Houston, TX 77099, Sandy Desigenis, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Steven Westergren, Julie Mayer, Emily Priske, Katherine Scheffler, James Miller , and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703, as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.

Emily J Piske *May Martin*
Substitute Trustee *Emily J Piske*

Sent to obligors via certified mail by Klatt, Augustine, Sayer, Treinen, & Rastede, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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.

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 30, 2016 at 01:51P
As a Recording

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/18/2010
Grantor(s): JULIE ANN PATIERNO, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$170,500.00
Recording Information: Book 1568 Page 869 Instrument 00054749
Property County: Wilson
Property:

Total Fees : 2.00
Receipt Number - 194032
By: Mary Santos

LOT 45 OF WHISPERING OAKS, SECTION 2, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 6, PAGES 64-66, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.
Reported Address: 418 ARBOR VIEW VISTA, ADKINS, TX 78101

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of August, 2016
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale:

AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE in Wilson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

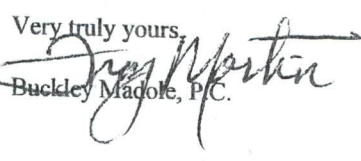
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

CAUSE NO. 15-11-0648-CVW

IN RE: ORDER FOR FORECLOSURE
CONCERNING 418 ARBOR VIEW
VISTA, ADKINS, TX 78101
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

WELLS FARGO BANK, N.A.

WILSON COUNTY, TEXAS

RESPONDENT(S):

JULIE ANN PATIERNO, DECEASED

218TH DISTRICT COURT

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ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's application for an expedited order allowing foreclosure under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Julie Ann Patierno, deceased, whose last known address is 274 Val Verde Dr, New Braunfels, TX 78130.
3. The property that is the subject of this foreclosure proceeding is commonly known as 418 Arbor View Vista, Adkins, TX 78101 with the following legal description:

LOT 45 OF WHISPERING OAKS, SECTION 2, WILSON COUNTY,
TEXAS, AS PER PLAT OF RECORD IN VOLUME 6, PAGES 64-66,
MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.
4. The lien to be foreclosed is indexed or recorded at Volume: 1568, Page: 869, Instrument Number: 00054749 and recorded in the real property records of Wilson County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and

incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. As part of costs of court, and payable by Petitioner, Trent Rowell, the Attorney Ad Litem appointed herein, is hereby dismissed from his appointment and granted reasonable attorney fees and costs in the amount of \$ 450.00. Attorney Ad Litem's fees and costs will be paid by Petitioner within thirty (30) days after the entry of this Order.
8. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
9. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 5th day of MAY, 2016.

Jane F. 2016
RW

Russell Allen
JUDGE PRESIDING

incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. As part of costs of court, and payable by Petitioner, Trent Rowell, the Attorney Ad Litem appointed herein, is hereby dismissed from his appointment and granted reasonable attorney fees and costs in the amount of \$ 450.00. Attorney Ad Litem's fees and costs will be paid by Petitioner within thirty (30) days after the entry of this Order.
8. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
9. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 5th day of MAY, 2016.

June 7, 2016
RH


JUDGE PRESIDING

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 13, 2016 at 11:45A
As a Recording

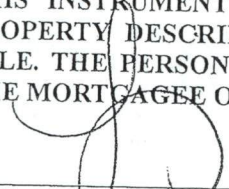
NOTICE OF FORECLOSURE SALE

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.

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/07/2006 and recorded in Book 1334 Page 742 Document 00013297 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: 07/05/2016
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 ALAN R. ROBINSON AND TINA ROBINSON, provides that it secures the payment of the indebtedness in the original principal amount of \$119,985.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES obtained a Order from the 218th District Court of Wilson County on 11/16/2015 under Cause No. 15-09-0550-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, IRENE SALAZAR, VANESSA RAMOS, RICHARD HOLTON, DEBORAH 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 & Martin, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS,
RICHARD HOLTON, DEBORAH MARTIN, DEANNA RAY, BOB
FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529



EXHIBIT "A"

SINCLAIR & ASSOCIATES, INC.

8026 VANTAGE, SUITE 215
SAN ANTONIO, TEXAS 78230
(210) 341-4518
FAX (210) 341-5491

Job No. 5200212185

March 19, 2002

0.483 acres out of the
Juan Delgado Survey No. 8

THE STATE OF TEXAS
COUNTY OF WILSON

FIELDNOTES OF A SURVEY OF

0.483 acres out of the Juan Delgado Survey No. 8, Wilson County, Texas, being that 0.485-acre tract of land described in deed of record in Volume 1074 at page 235 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an iron bar found set in the ground in the southeast right-of-way line of F.M. 775, the west corner of a 0.485-acre tract of land described in deed of record in Volume 1074 at page 235 of the Official Public Records of Wilson County, Texas and the north corner of a 0.42-acre tract of land described in deed of record in Volume 724 at page 410 of the Deed Records of Wilson County, Texas, for the west corner of this tract;

Thence N 63°32'14" E with the southeast right-of-way line of F.M. 775 and the northwest boundary line of said 0.485-acre tract a distance of 107.61 feet to an iron bar set in the ground, the north corner of said 0.485-acre tract and the west corner of a 2.6-acre tract of land described in deed of record in Volume 768 at page 658 of the Deed Records of Wilson County, Texas, for the north corner of this tract;

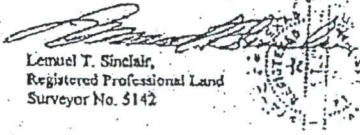
Thence S 28°37'46" E with the northeast boundary line of said 0.485-acre tract and the southwest boundary line of said 2.6-acre tract a distance of 193.71 feet to a chain link fence corner found set in the ground, the east corner of said 0.485-acre tract and the south corner of said 2.6-acre tract, for the east corner of this tract;

Thence S 60°05'42" W with the southeast boundary line of said 0.485-acre tract a distance of 106.25 feet to an iron bar found set in the ground, the south corner of said 0.485-acre tract and the east corner of said 0.42-acre tract, for the south corner of this tract;

Thence N 29°00'15" W with the southwest boundary line of said 0.485-acre tract and the northeast boundary line of said 0.42-acre tract a distance of 200.15 feet to the point of beginning.

Containing 0.483 acres (21,047 square feet) of land, more or less.

SINCLAIR & ASSOCIATES, INC.


Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

COPY

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

On: Jun 13, 2016 at 11:45A

As a Recording

Total Fees : 2.00

Receipt Number - 193307
By:
Mary Santos

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 16-16788

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/20/2010, AMANDA HERRERA AND BENNIE HERRERA, III A/K/A BENNIE HERRERA, WIFE AND HUSBAND, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CHICAGO TITLE INS CO, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR OCEANSIDE MORTGAGE COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$131,953.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR OCEANSIDE MORTGAGE COMPANY, which Deed of Trust is Recorded on 2/1/2010 as Volume 00050103, Book , Page , in Wilson County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 52, BLOCK 1, WILDFLOWER SUBDIVISION, IN THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, AS SHOWN OF RECORD IN VOLUME 4, PAGE 14, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Commonly known as: **1031 JASMINE DR, FLORESVILLE, TX 78114**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4579175

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 8/2/2016 at 12:00 PM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Wilson County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE Wilson County Courthouse**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

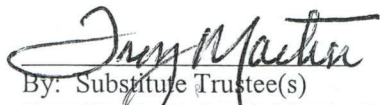
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

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.

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.

WITNESS, my hand this 6/9/2016



By: Substitute Trustee(s)

Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Troy Martin, Deborah 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
C/O Carrington Foreclosure Services, LLC
1610 E. Saint Andrew Place, Suite 150F
Santa Ana, CA 92705

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

COPY

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

On: Jun 13, 2016 at 11:40A

As a Recording

Total Fees : 2.00

Receipt Number - 193305
By: Mary Santos

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/19/2013
Grantor(s): RYAN A BUKOWSKI, JOINED HEREIN PRO FORMA BY HIS WIFE, KELSIE BUKOWSKI
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$132,551.00
Recording Information: Book 1740 Page 204 Instrument 00026648
Property County: Wilson
Property:

BEING 0.68 ACRES OF LAND WITHIN THE FELIPE ELUA GRANT, SURVEY NO. 9, A-9, WILSON COUNTY, TEXAS; BEING OUT OF THE CHARLES O. WOODWARD, ET UX, 5.00 ACRE TRACT 4NA AND BEING THE SAME LAND CONVEYED FROM CHARLES O. WOODWARD AND WIFE, ANITA JOYCE WOODWARD, TO MARSHALL NEAL WOODWARD AND WIFE MARSHA ANNE WOODWARD OF RECORD IN VOLUME 633, PAGE 284, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN ON THE NORTHWEST R.O.W. OF KOTHMANN ROAD FOR THE SOUTH CORNER OF TRACT 4NB; THE EAST CORNER OF TRACT 4NA AND OF THIS TRACT. THENCE S. 61-36-03 W, WITH SAID R.O.W. OF KOTHMANN ROAD, 137.12 FEET TO A SET 1/2 INCH IRON PIN FOR THE SOUTH CORNER OF THIS TRACT AND THE EAST CORNER OF THE RESIDUE OF THE CHARLES WOODWARD, ET UX, LAND. THENCE N 28-28-57 W, WITH THE COMMON LINE OF THE WOODWARD LANDS, 216.12 FEET TO A FOUND IRON PIN FOR A COMMON CORNER. THENCE N 61-42-12 E, CONTINUING WITH SAID COMMON LINE, 137.87 FEET TO A FOUND IRON PIN FOR THE NORTH CORNER OF THIS TRACT ON THE COMMON LINE OF TRACT 4NA AND TRACT 4NB. THENCE S 28-17-00 E, (RECORD BEARING-VOLUME 633, PAGE 284) WITH THE COMMON LINE OF TRACT 4NA AND TRACT 4NB, 215.87 FEET TO THE PLACE OF BEGINNING CONTAINING 0.68 ACRES OF LAND, MORE OR LESS.

Reported Address: 125 KOTHMANN ROAD, LA VERNIA, TX 78121

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of August, 2016
Time of Sale: 12:00PM or within three hours thereafter.

Place of Sale: AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE in Wilson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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

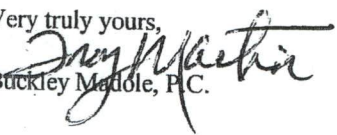
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Buckley Madole, P.C.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 10, 2016 at 01:03P
As a Recording

Notice of Trustee's Sale

Date: June 9, 2016

Trustee: David L. Ricker

Total Fees = 2.00

Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Receipt Number - 193276
By:
Frances Cherry

Mortgagee: Texas Southwest Mortgage Acceptance, LP, a Texas limited partnership

Note: Note dated January 18, 2008 in the amount of \$55,900.00

Contract for Deed:

Date: January 18, 2008

Grantor: Timothy Craig Landa

Mortgagee: Texas Southwest Mortgage Acceptance, LP, a Texas limited partnership

Recording information: Unknown

Property:

Lot #35, Phase 2, Oak Hollow Park situated at 405 Hollow Oak, La Vernia, Texas 78121 and one 1996 REDMAN Manufactured Home, Model HallMark, 16x76, Bearing Label #PFS0403842 and Serial #12526389 along with all fixtures, including all personal property secured by the security agreement included in the Deed of Trust.

County: Wilson

Date of Sale (first Tuesday of month): July 5, 2016

Time of Sale: 10:00 a.m.

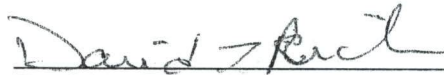
Place of Sale: Courthouse steps designated by the County Commissioners at the Wilson County Courthouse.

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.

David L. Ricker has been appointed Trustee under the Contract for Deed. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David L. Ricker
P. O. Box 1571
Boerne, Texas 78006

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 10, 2016 at 01:03P
As a Recording

Notice of Trustee's Sale

Date: June 9, 2016

Substitute Trustee: David L. Ricker
Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Total Fees : 2.00

Receipt Number - 193276
By:
Frances Cherry

Mortgagee: Pearl Properties, Inc.

Note: Note dated September 7, 1999 in the amount of \$19,500.00

Contract for Deed:

Date: September 7, 1999

Grantor: Sean Burnam; and Shelley Burnam

Mortgagee: Pearl Properties, Inc.

Recording information: Unknown

Property:

Lot 51, Phase 9, (1.20 acres), located in Oak Hollow Park Subdivision, Wilson County, Texas (also known as 290 Hickory Run, La Vernia, Texas 78121) Volume 4, Pages 39-40, Map and Plat Records of Wilson County, Texas.

County: Wilson

Date of Sale (first Tuesday of month): July 5, 2016

Time of Sale: 10:00 am

Place of Sale: Courthouse steps designated by the County Commissioners at the Wilson County Courthouse.

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.

Mortgagee has appointed David L. Ricker as Trustee under the Contract for Deed. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



David L. Ricker
P. O. Box 1571
Boerne, Texas 78006

Notice of Foreclosure Sale

Total Fees : 2.00

June 8, 2016

Receipt Number - 193177
By:
Frances Cherry

Deed of Trust:

Dated: March 4, 2014
Grantor: Kevin R. Vest
Trustee: Gerald V. Sekula
Lender: Falls City National Bank
Recorded: Volume 1777, Page 547 of the Official Public Records of Wilson County, Texas.
Secures: Adjustable Rate Note ("Note") in the original principal amount of \$130,000.00 executed by Kevin R. Vest ("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:

PART ONE

TRACT ONE:

BEING 0.12 acres out of what is known as Lot 4, Block 11, in the City of Floresville, Wilson County, Texas, according to plat thereof recorded in Volume C, Page 76 of the Deed Records of Wilson County, Texas; being the same land called First Tract in Deed executed by Dan B. Conoly, Sr. and wife, Margaret M. Conoly, to Conoly-Herry Drugs, Inc., recorded in Volume 522, Page 681 of the Deed Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at a nail set a building corner on the northwesterly right-of-way of C Street for the easterly corner of this tract and southerly corner of the Naylor McBride, et al, land as recorded in Volume 711, Page 821 of the Deed Records of Wilson County, Texas, and being S. 48 deg. 45 min. W., a distance of 23.50 feet from the easterly corner of said Lot 4;

THENCE S. 48 deg. 45 min. W., with said right-of-way a distance of 49.50 feet to a nail set at a building corner for the southerly corner of this tract and easterly corner of the Albert V. Chilek, et ux, land as recorded in Volume 823, Page 879 of the Official Public Records of Wilson County, Texas;

THENCE N. 41 deg. 16 min. 12 sec. W. with the common line of said Chilek land and of this tract, a distance of 105.00 feet to a railroad spike set for the westerly corner of this tract;

THENCE N. 48 deg. 25 min, 23 sec. E., a distance of 49.50 feet to a railroad spike set for the northerly corner of this tract and westerly corner of the said McBride, et al, land;

THENCE S. 41 deg. 15 min. 08 sec, E., with the common line of said McBride, et al, land and of this tract a distance of 105.29 feet to the PLACE OF BEGINNING.

TRACT TWO:

BEING 0.04 acres out of what is known as Lot 3, Block 11 in the City of Floresville, Wilson County, Texas, according to plat thereof recorded in Volume C, Page 76 of the Deed Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike set on the common line of Lots 3 and 4, Block 11 for the easterly corner of this tract; the westerly corner of the Naylon McBride, et al, land as recorded in Volume 711, Page 821 of the Deed Records of Wilson County, Texas, and the northerly corner of the Conoly-Herry Drugs, Inc., land known as First Tract as recorded in Volume 522, Page 681 of the Deed Records of Wilson County, Texas, and being S. 48 deg. 25 min. 23 sec, W., a distance of 23.50 feet from the common corner of Lots 3, 4, 5 and 6, Block 11;

THENCE S. 48 deg. 25 min. 23 sec. W., with the common line of said Conoly-Herry Drugs, Inc. land and of this tract, a distance of 49.50 feet to a railroad spike set on the northeasterly line of the Albert V. Chilek land as recorded in Volume 823, Page 879 of the Official Public Records of Wilson County, Texas, for the southerly corner of this tract;

THENCE N. 41 deg, 16 min. 12 sec. W., with the common line of said Chilek land and of this tract, a distance of 35.00 feet to an iron pin found for the westerly corner of this tract on the southeasterly line of the Wilson County Sheltered Workshop, Inc. land as recorded in Volume 661, Page 173 of the Deed Records of Wilson County, Texas;

THENCE N, 48 deg. 25 min, 23 sec. E., with the common line of said Wilson County Sheltered Workshop, Inc. land and of this tract, a distance of 49.50 feet to the northerly corner of this tract;

THENCE S. 41 deg. 15 min. 30 sec. E., a distance of 35.00 feet to the PLACE OF BEGINNING.

And being all of the same property described in Deed dated August 1, 2007, executed by Marshall Allen Campbell, et ux, to Galen K. Jansky and wife, Jennifer Jansky, recorded in Volume 1416, Page 279 of the Official Public Records of Wilson County, Texas.

PART TWO

(A) INVENTORY

All inventory which I hold for ultimate sale or lease, or which has been or will be supplied under contracts of service, or which are raw materials, work in process, or materials used or consumed in by business.

(B) EQUIPMENT

All equipment including, but not limited to, all machinery, vehicles, furniture, fixtures, manufacturing equipment, farm machinery and equipment, shop equipment, office and record keeping equipment, and parts and tools. Any equipment described in a list or schedule which I give to you will also be included in the secured property, but such a list is not necessary for a valid security interest in my equipment.

(C) ACCOUNTS, INSTRUMENTS, DOCUMENTS, CHATTEL PAPER, AND OTHER RIGHTS TO PAYMENT

All rights I have now or may have in the future to the payment of money including, but not limited to:

- (a) payment for goods sold or leased or for services rendered, whether or not I have earned such payment by performance; and
- (b) rights to payment arising out of all present and future debt instruments, chattel paper and loans and obligations receivable.

The above include any rights and interests (including all liens and security interests) which I may have by law or agreement against any account debtor or obligor of mine.

(D) GENERAL INTANGIBLES

All general intangibles including, but not limited to, tax refunds, applications for patents, patents, copyrights, trademarks, trade secrets, good will, trade names, customer lists, permits and franchises, and the right to use my name.

(E) GOVERNMENT PAYMENTS AND PROGRAMS

All payments, accounts, general intangibles, or other benefits (including, but not limited to, payments in kind, deficiency payments, letters of entitlement, warehouse receipts, storage payments, emergency assistance payments, diversion payments and conservation reserve payments) in which I now have, or may have in the future, any rights or interest and which arise under or as a result of any current or future Federal or state governmental program (including but not limited to all programs administered by the Commodity Credit Corporation and the ASCS.)

Substitute Trustee: Howard C. Berger

Substitute Trustee's

Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, July 5, 2016

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

Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in Floresville, Wilson County, Texas and being the officially designated location for foreclosure sales.

Terms

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

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

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust.

For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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



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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 06, 2016 at 03:57P

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON JULY 5, 2016.

As a Recording
Receipt Number - 193097
By
Mary Santos

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.

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

LOST TRAILS SUB, LOT 78 (U 2); TITLE ABANDONED 1348/442, ACRES 0.974, MH LABEL# TEX0434158; also described as 0.974 acres, being Lot 78, Lost Trails Subdivision, Unit 2, according to the map or plat of record in Volume 4, Page 37, Plat Records of Wilson County, Texas.; more commonly known as 340 Lost Trail Circle, La Vernia, Texas 78121.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 00000550 of the real property records of Wilson County, Texas and the Transferred Tax Lien recorded in Document Nos. 00004221 and 00001279 of the 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: July 5, 2016.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Most westerly courthouse door (faces Third Street) of Wilson County courthouse or as otherwise designated by County Commissioner.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

the nature and extent of such matters, if any.

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.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Dawn Nicole Arnold aka Dawn Arnold and David Arnold.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$6,825.30, executed by Dawn Nicole Arnold aka Dawn Arnold and David Arnold, and payable to the order of Hunter-Kelsey I, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Dawn Nicole Arnold aka Dawn Arnold and David Arnold to Hunter-Kelsey I, LLC. Hunter-Kelsey I, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: June 6, 2016



Rebecca Wingert, Nikolaos P. Stavros, Calli Rawls
Lindsey Kelly, or Wendy Storey
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
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