

Current Borrower: GUADALUPE GARZA AND BELINDA GARZA, HUSBAND AND WIFE
MH File Number: TX-15-25925-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 216 N WRIGHT ST, POTH, TX 78147-0000

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 29, 2015 at 01:10P
As a Recording

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/16/2005

Grantor(s)/Mortgagor(s):
GUADALUPE GARZA AND BELINDA GARZA, HUSBAND AND WIFE
Number - 184884
By: Krystle Hidalgo

Total Fees : 2.00

Original Beneficiary/Mortgagee:
FIRST FRANKLIN A DIVISION OF NAT. CITY
BANK OF IN

Current Beneficiary/Mortgagee:
DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE IN TRUST, FOR
THE BENEFIT OF THE
CERTIFICATEHOLDERS OF THE FIRST
FRANKLIN MORTGAGE LOAN TRUST 2005-
FF4

Recorded in:
Volume: 1266
Page: 392
Instrument No: 1138

Property County:
WILSON

Mortgage Servicer:
BANK OF AMERICA, N.A. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

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

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

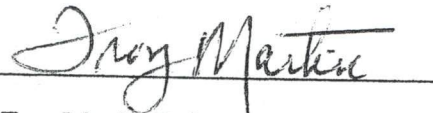
Date of Sale: 12/1/2015

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale of Property: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE BEING THE COURTHOUSE DOOR FACING THE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075



4548498

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 0.33 ACRES OF LAND

BEING 0.33 acres of land in the City of Poth out of the Luis Menchaca Grant, Abstract No. 18, Wilson County, Texas and being Lots 5 and 6, Block 32 of the Green and Houston Addition as shown on the plat of record in Volume 1, Page 46 of the Plat Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" rebar with "Pollok & Sons" cap at the intersection of the northeast right-of-way of Wright Str. and the southeast right-of-way of Griffith Str. for the west corner of Lot 6, Block 32 and of this tract;

THENCE North 50° 00' 00" East, with said right-of-way of Griffith Str., a distance of 150.04 feet to a set ½" rebar with "Pollok & Sons" cap in the southwest line of the Poth ISD land as described in Volume 579, Page 394 of the Deed Records of Wilson County, Texas for the north corner of said Lot 5, Block 32, and of this tract;

THENCE South 39° 20' 34" East, with the common line of said Poth ISD land, a distance of 95.01 feet to a set ½" rebar with "Pollok & Sons" cap for the north corner of the Marcelino Mata and Maria Mata land as described in Volume 650, Page 535 of the Deed Records of Wilson County, Texas also being the north corner of Lot 4 and the east corner of Lot 5 and of this tract;

THENCE South 50° 00' 00" West, a distance of 150.04 feet to a set ½" rebar with "Pollok & Sons" cap in the aforementioned northeast right-of-way of Wright Str. for the west corner of said Mata land and of Lot 4 and the south corner of Lot 5 and of this tract;

THENCE North 39° 20' 34" West, with said right-of-way, a distance of 95.01 feet to the **POINT OF BEGINNING** and containing 0.33 acres of land.

The bearing system is assumed due to lack thereof in the deed and on the plat.

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: December 01, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

On: Oct 26, 2015 at 02:17P

As a Recording

Total Fees : 2.00

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

Receipt Number - 184729

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 02, 2011 and recorded in Document VOLUME 1609, PAGE 821 real property records of WILSON County, Texas, with MARY A SERNA AND GABRIEL SERNA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

By:
Gaul, Richau

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARY A SERNA AND GABRIEL SERNA, securing the payment of the indebtednesses in the original principal amount of \$112,084.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

Karen Work

BRUCE NEYLAND OR KAREN WORK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.40 ACRES IN THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, OUT OF THE S. & J. AROCHA GRANT, ABSTRACT 1, BEING KNOWN AS LOT 12, SECTION 8, OF THE FLORESVILLE SECTIONS (UNRECORDED SUBDIVISION) AND BEING THE SAME TRACT CALLED 0.40 OF AN ACRE DESCRIBED IN VOLUME 1115, PAGE 797, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SAID 0.40 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A CHAIN LINK FENCE POST FOUND ON THE NORTHWEST LINE OF "B" STREET AT THE SOUTH CORNER OF DANIEL RODRIGUEZ TRACT, OF RECORD IN VOLUME 393, PAGE 313, DEED RECORDS OF WILSON COUNTY, TEXAS, FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 48 DEG. 37 MIN. 58 SEC. WEST, 75.02 FEET TO A 1/2" IRON PIN FOUND AT THE EAST CORNER OF SOPHIA & REYNALDO RODRIGUEZ TRACT, OF RECORD IN VOLUME 919, PAGE 542, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 41 DEG. 08 MIN. 41 SEC. WEST, 232.68 FEET TO A 1/2" IRON PIN FOUND AT THE NORTH CORNER OF SAID SOPHIA & REYNALDO RODRIGUEZ TRACT, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 48 DEG. 45 MIN. 00 SEC. EAST, 74.72 FEET TO A 1/2" IRON PIN FOUND AT THE WEST CORNER OF SAID DANIEL RODRIGUEZ TRACT, FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 41 DEG. 13 MIN. 03 SEC. EAST, 232.53 FEET TO THE POINT OF BEGINNING.

BEARING BASIS - NORTH 48 DEG. 45 MIN. 00 SEC. EAST - FROM THE NORTHEAST LINE OF THIS HEREIN DESCRIBED TRACT OF RECORD IN VOLUME 1115, PAGE 797, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.



NOS00000005590377

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: December 01, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 26, 2015 at 02:17P
As a Recording
Total Fees : 2.00
Receipt Number - 184729
By: Gayle Richey

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 31, 2006 and recorded in Document VOLUME 1323, PAGE 819 real property records of WILSON County, Texas, with JASON M NICHOLS AND LAURA NICHOLS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JASON M NICHOLS AND LAURA NICHOLS, securing the payment of the indebtednesses in the original principal amount of \$90,913.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368



BRUCE NEYLAND OR KAREN WORK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____



00000004956256

WILSON

EXHIBIT "A"

LOT 63, OAK HOLLOW PARK, PHASE 1, AS SHOWN BY PLAT OF RECORD IN VOLUME 4, PAGE 4, OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS



NOS00000004956256

COPY

NOTICE OF FORECLOSURE SALE

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

LOT 30 IN BLOCK 1 OF THE V.L. RILEY SUBDIVISION, UNIT TWO, IN THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD AT VOLUME 2, PAGE 56, OF THE MAP RECORDS OF WILSON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/20/2009 and recorded in Book 1533 Page 751 Document 00048358 real property records of Wilson County, Texas.

3. Date, Time, and Place of Sale.

Date: 12/01/2015

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.

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.

Filed for Record in: Wilson County by: Honorable Eva Martinez County Clerk On: Oct 26, 2015 at 11:30A As a Recording

2.00 Receipt Number: 104718 Genevieve Sanchez

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. 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 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 MARIE VELASQUEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$78,150.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Troy Martin TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS, RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY c/o AVT Title Services, LLC 13770 Noel Road #801529 Dallas, TX 75380-1529

15-000324-952 2401 10TH STREET FLORESVILLE, TX 78114

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.



COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/24/2010
Grantor(s): JAMES R. LONGORIA, AKA JAMES LONGORIA, JUANITA BORJON LONGORIA,
HUSBAND AND WIFE
Original Mortgagee: CITIFINANCIAL, INC
Original Principal: \$46,893.89
Recording Information: Book 1570 Page 1 Instrument 00054925
Property County: Wilson
Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT THREE (3) OF SECTION TWENTY-SIX (26) OF THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS; BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM FELIPE RAMOS AND WIFE, GREGORIA R. RAMOS TO DANIEL LONGORIA AND EUDELIA R. LONGORIA DATED JUNE 2, 1961, RECORDED AT VOL. 349, PAGES 379-380 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF PLUM STREET AT A POINT WHERE PLUM STREET RUNS IN A NORTHWESTERLY DIRECTION AND THEN CHANGES DIRECTION TO A NORTHEASTERLY DIRECTION, SAME BEING THE NORTH CORNER OF THE JOSEPHINE AND LYDIA SALAZAR LOT ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO FELIPE L. RAMOS BY DEED OF RECORD IN VOLUME 243, PAGE 11, DEED RECORDS OF WILSON COUNTY, TEXAS (OF WHICH TRACT THE TRACT HEREIN DESCRIBED IS PART); THENCE SOUTH 43-3/4 DEG. WEST A DISTANCE OF 136 FEET TO THE EAST CORNER OF A TRACT OF LAND BELONGING TO MRS. JUANITA CASANOVA; THENCE NORTH 41-1/4 DEG. WEST 50 FEET TO A CORNER ON THE NORTHEAST LINE OF SAID CASANOVA TRACT; THENCE NORTH 48-3/4 DEG. EAST 136 FEET TO THE NORTH CORNER OF THIS TRACT; THENCE SOUTH 41-1/4 DEG. EAST 50 FEET TO THE POINT OF BEGINNING.

Reported Address: 1223 PLUM, FLORESVILLE, TX 78114

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

On: Oct 26, 2015 at 11:28A
As a Recording

Total Fees : 2.00

Receipt Number - 184717
By: Genevieve Sanchez

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: CitiFinancial Servicing LLC
Mortgage Servicer: CitiFinancial Servicing LLC
Current Beneficiary: CitiFinancial Servicing LLC
Mortgage Servicer Address: 1000 Technology Drive, O Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of December, 2015
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

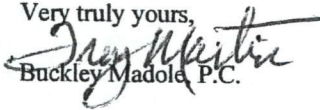
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. 15-08-0468-CVW

IN RE: ORDER FOR FORECLOSURE
CONCERNING
1223 PLUM, FLORESVILLE, TX 78114
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

CITIFINANCIAL SERVICING LLC, A
DELAWARE LIMITED LIABILITY
COMPANY

WILSON COUNTY, TEXAS

RESPONDENT(S):

JAMES R. LONGORIA AKA JAMES
LONGORIA; JUANITA BORJON
LONGORIA

218TH DISTRICT COURT

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
James R. Longoria a/k/a James Longoria, whose last known address is
1223 Plum St, Floresville, TX 78114;
Juanita Borjon Longoria, whose last known address is
1223 Plum St, Floresville, TX 78114.
3. The property that is the subject of this foreclosure proceeding is commonly known as
1223 Plum, Floresville, TX 78114 with the following legal description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS
LOT THREE (3) OF SECTION TWENTY-SIX (26) OF THE CITY OF
FLORESVILLE, WILSON COUNTY, TEXAS; BEING THE SAME
PROPERTY DESCRIBED IN A DEED FROM FELIPE RAMOS AND

WIFE, GREGORIA R. RAMOS TO DANIEL LONGORIA AND EUDELIA R. LONGORIA DATED JUNE 2, 1961, RECORDED AT VOL. 349, PAGES 379-380 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF PLUM STREET AT A POINT WHERE PLUM STREET RUNS IN A NORTHWESTERLY DIRECTION AND THEN CHANGES DIRECTION TO A NORTHEASTERLY DIRECTION, SAME BEING THE NORTH CORNER OF THE JOSEPHINE AND LYDIA SALAZAR LOT ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO FELIPE L. RAMOS BY DEED OF RECORD IN VOLUME 243, PAGE 11, DEED RECORDS OF WILSON COUNTY, TEXAS (OF WHICH TRACT THE TRACT HERBIN DESCRIBED IS PART);

THENCE SOUTH 43-3/4 DEG. WEST A DISTANCE OF 136 FEET TO THE EAST CORNER OF A TRACT OF LAND BELONGING TO MRS. JUANITA CASANOVA; THENCE NORTH 41-1/4 DEG. WEST 50 FEET TO A CORNER ON THE NORTHEAST LINE OF SAID CASANOVA TRACT; THENCE NORTH 48-3/4 DEG. EAST 136 FEET TO THE NORTH CORNER OF THIS TRACT; THENCE SOUTH 41-1/4 DEG. EAST 50 FEET TO THE POINT OF BEGINNING.

4. The lien to be foreclosed is indexed or recorded at Volume: 1570, Page: 1, Instrument Number: 00054925 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. 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.

8. 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 14 day of Oct., 2015.

Original Signed by
Russell Wilson
District Judge

JUDGE PRESIDING

Return to:

Buckley Madole, P.C.
Attn: Home Equity Department
14841 Dallas Parkway, Suite 425
Dallas, TX 75254

Filed 14 Day of Oct. 2015
10:45 A M
Deborah Bryon
Clerk District Court, Tarrant County, Texas
By IS/VIT Deputy

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: November 03, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 13, 2015 at 02:03P
As a Recording
Signers Fees : 2.00

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

Receipt Number - 184273
By:
Krystle Hidalgo,

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 20, 2007 and recorded in Document VOLUME 1438, PAGE 179 real property records of WILSON County, Texas, with JEFFREY M. TOCK AND KARYN P. TOCK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFREY M. TOCK AND KARYN P. TOCK, securing the payment of the indebtednesses in the original principal amount of \$82,741.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Karen Work

BRUCE NEYLAND OR KAREN WORK

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____



NOS00000005565635

EXHIBIT "A"

FILED NOTES FOR 0.22 ACRES OF LAND

BEING 0.22 ACRES OF LAND WITHIN THE CITY LIMITS OF FLORESVILLE OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE SAME LAND DESCRIBED IN A HEIRSHIP AFFIDAVIT TO JO ANN YOUNGBLOOD HENRY AND JACKSON LEE YOUNGBLOOD OF RECORD IN VOLUME 971, PAGE 451 OUT OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND FURTHER BEING THE SAME LAND DESCRIBED IN A CONVEYANCE TO JOE B. YOUNGBLOOD, ET UX IN A DEED OF RECORD IN VOLUME 442, PAGE 570 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH A "POLLOK & SONS" CAP AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY OF 3RD STREET AND THE SOUTHEAST RIGHT-OF-WAY OF TRAIL STREET FOR THE WEST CORNER OF THE PARENT TRACT AND OF THIS TRACT;

THENCE NORTH 48 DEGREES 44' 59" EAST, WITH SAID RIGHT-OF-WAY OF TRAIL STREET, A DISTANCE OF 138.93 FEET TO A SET 1/2" REBAR WITH A "POLLOK & SONS" CAP FOR THE WEST CORNER OF A 0.34 ACRE TRACT ALSO SURVEYED THIS DAY AND THE EAST CORNER OF THIS TRACT;

THENCE SOUTH 40 DEGREES 47' 09" EAST, INTO THE PARENT TRACT AND WITH THE COMMON LINE OF SAID 0.34 ACRE TRACT, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH A "POLLOK & SONS" CAP FOR THE NORTH CORNER OF A 0.39 ACRE TRACT ALSO SURVEYED THIS DAY AND THE EAST CORNER OF THIS TRACT;

THENCE SOUTH 48 DEGREES 45' 00" WEST, WITH THE COMMON LINE OF SAID 0.39 ACRE TRACT, A DISTANCE OF 138.71 FEET TO A SET 1/2" REBAR WITH A "POLLOK & SONS" CAP IN THE AFOREMENTIONED NORTHEAST RIGHT-OF-WAY OF 3RD STREET FOR THE WEST CORNER OF SAID 0.39 ACRE TRACT AND THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 40 DEGREES 57' 39" WEST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.22 ACRES OF LAND AS SHOWN ON A PLAT THAT ACCOMPANIES THIS DESCRIPTION.

THE BEARING SYSTEM IS BASED ON THE DEED CALL ALONG THE SOUTHEAST LINE OF THE PARENTTRACT.



NOS0000005565635

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 12, 2015 at 11:58A
As a Recording

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Total Fees : 2.00

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement / Pay Off Requests: (888) 313-1969

Receipt Number - 184226
By
Frances Cherry

TS#: 15-15097

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/21/2014, NORMA A SALAS, SINGLE WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL L. RIDDLE, as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$109,000.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 11/24/2014 as Volume 00040552, Book 1824, Page 289, 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;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **1331 SUTHERLAND SPRINGS ROAD, 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, Jill Nichols** 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 **J.P. Morgan Mortgage Acquisition Corp.**, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 11/3/2015 at 12:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wilson County**,



4546468

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 Liberty Lane**

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.

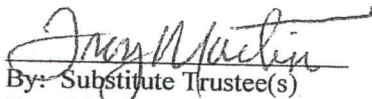
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 10/8/2015



By: Substitute Trustee(s)

Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Jill Nichols
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.

C&S No. 44-15-1864 / VA / No
Cenlar FSB

COPY

NOTICE OF TRUSTEE'S SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 12, 2015 at 11:58A
As a Recording

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

Date of Security Instrument: October 16, 2012

Grantor(s): Dustin L. Hedrick and Markki Hedrick, husband and wife

Original Trustee: Edward Kershner

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for SWBC Mortgage Corporation, its successors and assigns

Recording Information: Vol. 1687, Page 888, or Clerk's File No. 00017877, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: SWBC Mortgage Corporation

Mortgage Servicer: Cenlar FSB, whose address is C/O Cenlar FSB 425 Phillips Blvd Ewing, NJ 08618 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: 11/03/2015 **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.

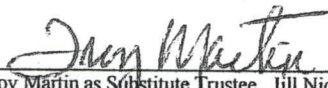
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

BEING AN 11.055 ACRE TRACT OF LAND CALLED TRACT 4 IN THIS SURVEY AND PARTITION, OUT OF THE S. & J. AROCHA GRANT, A-1, WILSON COUNTY, TEXAS, BEING PART OR PORTION OF THE SUN VAIL I LTD., A TEXAS LIMITED PARTNERSHIP AND W. PATRICK TOOKE LAND AS DESCRIBED IN A DEED OF RECORD IN VOLUME 1155, PAGE 763 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND FURTHER BEING A PART OF PORTION OF LOT 7 OF THE LOS ENCINOS SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 19 OF THE WILSON COUNTY SURVEYOR'S RECORDS; SAID 11.055 ACRES 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, Jill Nichols as Successor 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 Mary M. Speidel as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039



4546343

EXHIBIT A

Being an 11.055 acre tract of land called Tract 4 in this survey and partition, out of the S. & J. Arocha Grant, A-1, Wilson County, Texas, being part or portion of the Sun Vail I Ltd., a Texas Limited Partnership and W. Patrick Tooke land as described in a deed of record in Volume 1155, Page 763 of the Official Public Records of Wilson County, Texas and further being a part of portion of Lot 7 of the Los Encinos Subdivision as recorded in Volume 1, Page 19 of the Wilson County Surveyor's Records; said 11.055 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod located along the northwest right-of-way line of C.R. 320, a variable width right-of-way, at the east corner of a parcel of land (called Tract 3 in this survey), said rod being **North 48°38'39" West** a distance of **1,061.49 feet** from the common corner of Lots 5 & 6 of said Los Encinos Subdivision, for the south corner and **POINT OF BEGINNING** of this herein described tract.

- THENCE:** **North 41°15'00" West**, departing the northwest right-of-way line of said C.R. 320, a distance of **1,359.27 feet** to a found ½" iron rod located along the southeast boundary line of Shady Oaks Subdivision as recorded in Volume 3, Page 53 of the Plat Records of Wilson County, Texas, at the north corner of said Tract 3, for the west corner of this tract;
- THENCE:** **North 48°47'59" East** along the southeast boundary line of said Shady Oaks Subdivision, a distance of **354.41 feet** to a found ½" iron rod located along said boundary line of the Shady Oaks at the west corner of a parcel of land (called Tract 5 in this survey), for the north corner of this tract;
- THENCE:** **South 41°15'00" East**, parallel to the southwest boundary line of this tract, a distance of **1,358.31 feet** to a set ½" iron rod located along the northwest right-of-way line of said C.R. 320 at the south corner of said Tract 5, for the east corner of this tract;
- THENCE:** **South 48°38'39" West** along the northwest right-of-way line of said C.R. 320, a distance of **354.41 feet** to the **POINT OF BEGINNING**, containing **11.055 acres** of land, more or less, according to a survey made on the ground.

COPY

File Number: TX-14-4074-MC

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.

WHEREAS, on 8/6/2005, MARTIN G. LASKOWSKI AND WIFE, JILL A LASKOWSKI, executed a Deed of Trust conveying to AMERIQUEST MORTGAGE COMPANY as Trustee, the Real Estate hereinafter described, to AMERIQUEST MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 00007375, Volume 1301, Page 498, in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/3/2015 beginning not earlier than 12:00 PM, or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WILSON COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted. Said Real Estate is described as follows:

THE LEGAL DESCRIPTION FOR THE ABOVE DESCRIBED PROPERTY IS A METES AND BOUNDS DESCRIPTION. PLEASE SEE ATTACHED EXHIBIT "A" FOR FURTHER INFORMATION.

Property Address: 7079 STATE HWY 123 S, STOCKDALE, TX 78160
Mortgage Servicer: Caliber Home Loans, Inc.
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134
Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

WITNESS MY HAND this day, October 12, 2015

When recorded please return to:
Summit Trustee Services
16745 W. Bernardo Drive, Suite 100
San Diego, CA 92127

Troy Martin
Troy Martin or Alexis Martin or Cassie Martin or Terri Martin or Jill Nichols,
Substitute Trustee

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 12, 2015 at 11:58A
AS d Recording

Total Fees : 2.00

Receipt Number - 184226
By, Frances Cherry,



4546508

In Re: Order of Foreclosure
Concerning

IN THE DISTRICT COURT OF

7079 STATE HIGHWAY 123 S
STOCKDALE, TEXAS 78160
Under Tex. R. Civ. P. 736

WILSON COUNTY, TEXAS

81ST JUDICIAL DISTRICT

DEFAULT HOME EQUITY FORECLOSURE ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order 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:

MARTIN G. LASKOWSKI, AKA
MARTIN G. LAKOWSKI
7079 STATE HIGHWAY 123 S
STOCKDALE, TEXAS 78160

JILL A. LASKOWSKI, AKA
JILL A LAKOWSKI
7079 STATE HIGHWAY 123 S
STOCKDALE, TEXAS 78160

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 7079 State Highway 123 S, Stockdale, Texas 78160 with the following legal description:

BEING 1.00 ACRES OF LAND OUT OF THE JULIAN SALAZAR SURVEY NO 97, ABSTRACT 293, WILSON COUNTY, TEXAS; BEING PART OF THE MARTIN LASKOWSKI LAND DESCRIBED IN VOLUME 964, PAGE 581, WILSON COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Default Order
BDFTE No.: 20100187500317

Page 1

135/147-150

BEGINNING AT A SET 1/2 INCH REBAR FOR THE SOUTH CORNER OF THIS TRACT ON THE SOUTHEAST LINE OF THE MARTIN LASKOWSKI LAND, NORTHWEST LINE OF THE LESTER LYSSY, ET AL LAND DESCRIBED IN VOLUME 934, PAGE 05, WILSON COUNTY OFFICIAL PUBLIC RECORDS AND BEING NORTH 60 DEG 30' 00" EAST, DISTANCE OF 3201.45 FEET FROM THE INTERSECTION OF SAID SOUTHEAST LINE OF THE LASKOWSKI LAND AND THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 123

THENCE NORTH 28 DEG 57' 36" WEST, INTO THE LASKOWSKI LAND, DISTANCE OF 345.87 FEET TO A CORNER POST FOR THE WEST CORNER OF THIS TRACT

THENCE NORTH 60 DEG 30' 00" EAST, DISTANCE OF 128.69 FEET TO A SET 1/2 INCH REBAR FOR THE NORTH CORNER OF THIS TRACT

THENCE SOUTH 28 DEG 08' 29" EAST, DISTANCE OF 345.95 FEET TO A SET 1/2 IN CH REBAR FOR THE EAST CORNER OF THIS TRACT ON THE COMMON LINE OF THE LASKOWSKI AND AFOREMENTIONED LESTER LYSSY, ET AL LAND

THENCE SOUTH 60 DEG 30' 00" WEST, WITH LAST SAID COMMON LINE, DISTANCE OF 123.74 FEET TO THE POINT OF BEGINNING CONTAINING 1.00 ACRES OF LAND MORE OR LESS.

TOGETHER WITH A 30 FEET WIDE INGRESS AND EGRESS EASEMENT FROM STATE HIGHWAY NO 123 TO THE ABOVE DESCRIBED 1.00 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST AT THE INTERSECTION OF THE SOUTHEAST LINE OF THE LASKOWSKI LAND AND THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 123

THENCE NORTH 05 DEG 54' 59" WEST, WITH SAID HIGHWAY RIGHT-OF-WAY LINE, DISTANCE OF 32.73 FEET TO A CORNER

THENCE INTO THE LASKOWSKI LAND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THIS EASEMENT

NORTH 60 DEG 30' 00" EAST, DISTANCE 2311.51 FEET,
NORTH 45 DEG 19' 39" EAST, DISTANCE 222.20 FEET,
NORTH 36 DEG 55' 39" EAST, DISTANCE OF 784.99 FEET,
NORTH 89 DEG 23' 34" EAST, DISTANCE OF 85.88 FEET,
SOUTH 28 DEG 08' 29" EAST, DISTANCE OF 14.74 FEET TO THE NORTH CORNER OF THE ABOVE DESCRIBED 1.00 ACRE TRACT

THENCE SOUTH 60 DEG 30' 00" WEST, WITH THE COMMON LINE OF THE 1.00 ACRE TRACT AND OF THIS EASEMENT, DISTANCE OF 35.50 FEET TO A CORNER OF THIS EASEMENT

THENCE SOUTH 89 DEG 23' 34" WEST, LEAVING THE 1.00 ACRE TRACT, DISTANCE OF 47.22 FEET TO A CORNER

THENCE SOUTH 36 DEG 55' 39" WEST, DISTANCE OF 772.47 FEET TO AN ANGLE POINT

THENCE SOUTH 45 DEG 19' 39" WEST, DISTANCE OF 228.40 FEET TO AN ANGLE POINT ON THE SOUTHEAST LINE OF THE LASKOWSKI LAND.

4. The lien to be foreclosed is indexed or recorded at Volume 1301 Page 498 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 this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. 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 7 day of April, 2014

Donna J. Rags
JUDGE PRESIDING

SUBMITTED BY:

BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP

Cheryl Asher

Ryan Bourgeois
Texas Bar No. 24050314

Paige E. Bryant
Texas Bar No. 24051920

Cheryl Asher
Texas Bar No. 24034188

15000 Surveyor Blvd, Suite 100
Addison, Texas 75001
(972) 386-5040 (Phone)
(972) 419-0734 (Fax)

ATTORNEYS FOR PETITIONER

DEBORAH BRYAN
DISTRICT CLERK
BY *Deborah Bryant*
DEPUTY

FILED FOR RECORD
WILSON COUNTY, TEXAS
2014 APR -7 PM 1:51

Default Order
BDFTE No.: 20100187500317

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 4, 2013, executed by **BRIAN K. RICE AND CYNTHIA A. HANSMANN, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00023498, Official Public Records of Wilson County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, and 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, December 1, 2015**, (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, 2013 CMH Manufactured Housing Unit, Serial No. CBH025066TXP.

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 6th day of October, 2015.

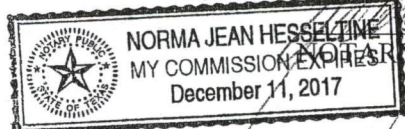
K Littlefield

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

Filed for Record in:
 Wilson County
 Clerk: Eva Martinez
 On: Oct 12, 2015 at 11:17A
 As a Recording
 Total Fees : 2.00
 Receipt Number - 184221
 By:
 Krystle Hidalgo

THE STATE OF TEXAS §
 COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 6th day of October, 2015, to certify which witness my hand and official seal.



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

EXHIBIT "A"

DMc Don McCrary & Associates, Inc. Engineers and Surveyors

DATE: 03-05-2013
JOB NO. 13016
0.39 ACRE
RICE

FIELD NOTE DESCRIPTION OF A 0.39 ACRE OF LAND

BEING 0.39 ACRE OF LAND, SITUATED WITHIN CATARINA ZEPEDA SURVEY NO. 339, ABSTRACT NO. 362, OUT OF A 1.63 ACRE TRACT OF LAND CONVEYED TO MARY HELEN TAUBERT AS DESCRIBED IN VOLUME 1001, PAGE 585 OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found iron pin on the southwest line of County Road 441 for the north corner of this tract herein described and being the same corner of said 1.63 acre tract;

THENCE $360^{\circ}00'00''$ W, a distance of 132.70 feet to a set $\frac{1}{2}$ " iron pin with cap stamped 3403 for the east corner of this tract herein described;

THENCE into said 1.63 acre tract the following calls:

$S31^{\circ}39'49''$ W, a distance of 128.12 feet to a set iron pin;

$N60^{\circ}00'00''$ W, a distance of 132.70 feet to a set iron pin in the west line of said 1.63 acre tract;

THENCE with the west line of said 1.63 acre tract and this tract herein described $N31^{\circ}39'49''$ E, a distance of 128.12 feet to the **POINT OF BEGINNING** and containing 0.39 acre of land more or less.

These field notes were prepared from an actual on the ground survey dated March 5, 2013.



Robert Don McCrary 3/5/13