

COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez

County Clerk

On: Oct 30, 2017 at 11:06A

As a Recording

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Total Fees : 2.00

Receipt Number - 211607

**DEED OF TRUST INFORMATION:**

**Date:** 06/24/2010  
**Grantor(s):** SHAN H BURKETT, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE  
**Original Principal:** \$73,016.00  
**Recording Information:** Book 1560 Page 416 Instrument 00053220  
**Property County:** Wilson  
**Property:**

**Reported Address:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT 3 OF BLOCK 1 OF THE LONGRIDGE HEIGHTS SUBDIVISION, UNIT 2, OF THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, AS SHOWN BY A MAP OR PLAT OF RECORD AT VOLUME 3, PAGE 28 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS; SAID PROPERTY BEING THE SAME PROPERTY DESCRIBED IN A "DEED WITHOUT WARRANTY" FROM THE UNITED STATES OF AMERICA TO EDWARD L. MCCLURE AND SHIRLEY D. MCCLURE DATED JANUARY 16, 1997, RECORDED AT VOLUME 927, PAGE 834 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS.  
1005 LONGLEAF DR, FLORESVILLE, TX 78114

**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 January, 2018  
**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):** Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.

9987-6741

2147012128

PG1

POSTPKG



COPY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/12/2008

**Grantor(s)/Mortgagor(s):**  
IDA BERGER, AN UNMARRIED WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** 1448  
**Page:** 168  
**Instrument No:** 00032885

**Property County:**  
WILSON

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway,  
Columbus, OH 43240

**Legal Description:** LOT 6 OF OAK HOLLOW PARK SUBDIVISION, AN ADDITION TO WILSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED AT VOL. 4, PAGE 4 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

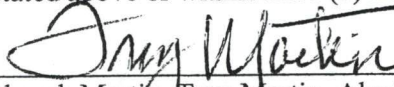
**Date of Sale:** 1/2/2018

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

**Place of Sale of Property:** THE MOST WESTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

  
Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin or Cole D. Patton or Deanna Segovia  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Oct 26, 2017 at 01:39P  
As a Recording

Total Fees : 2.00

Receipt Number - 211497  
By  
Judy Fleming

**MH File Number:** TX-17-34049-POS  
**Loan Type:** FHA

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

On: Oct 23, 2017 at 03:20P

As a Recording

Total Fees : 2.00

Receipt Number - 211364  
By:  
Georgina Lira,

## Notice of Foreclosure Sale

October 23, 2017

### Deed of Trust:

Dated: July 18, 2013  
Grantor: Kathy Wall Reyna Adams  
Trustee: Gerald V. Sekula  
Lender: Falls City National Bank  
Recorded: Volume 1739, Page 637 of the Official Public Records of Wilson County, Texas.  
Secures: Adjustable Rate Note ("Note") in the original principal amount of \$106,733.13 executed by Kathy Wall Reyna Adams ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender, covering 7.74 acres out of the S. & J. Arocha Survey, Abstract 1 of Wilson County, Texas, being the same property described in a deed recorded at Vol. 658, Page 377 of the Official Public Records of Wilson County, Texas  
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 7.74 acres out of the S. & J. Arocha Grant, A-1 in Wilson County, Texas: being the same land described in Deed executed by Raleigh Pundt and wife, Gussie Pundt, to Larry Neill Smith, recorded in Volume 658, Page 377 of the Deed Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin found on the northeasterly right-of-way of US 181 for the westerly corner of the Florine F. Rhodes land described in instrument recorded in Volume 855, Page 465 of the Official Public Records of Wilson County, Texas, and the southerly corner of the said Larry Neill Smith land;

THENCE N. 48 deg. 56 min. 35 sec. W., with said right-of-way, a distance of 25.67 feet to a 1/2" iron pin set for the westerly corner of this tract and a southerly corner of the residue of the said Pundt land;

THENCE N. 47 deg. 03 min. 07 sec. E., with the common line of the residue of the said Pundt land and of this tract, a distance of 1263.50 feet to an iron pin found for a common corner of said lands;

THENCE N. 21 deg. 25 min. 18 sec. W., continuing with said common line, a distance of 69.76 feet to an iron pin found for a common corner:



THENCE N. 25 deg. 45 min. 26 sec. E., continuing with said common line, a distance of 762.55 feet to a ½" iron pin set for a common corner;

THENCE N. 47 deg. 30 min. 32 sec. E., continuing with said common line, a distance of 328.60 feet to an iron pin found for the northerly corner of this tract and an interior corner of the residue of the said Pundt land;

THENCE S. 42 deg. 30 min. 03 sec. E., continuing with said common line, a distance of 382.90 feet to an iron pin found for the easterly corner of this tract on the northwesterly line of the said Florine F. Rhodes land;

THENCE S. 47 deg. 30 min. 00 sec. W, (record bearing Volume 658, Page 377) with the common line of the said Rhodes land and of this tract, a distance of 2322.58 feet to the PLACE OF BEGINNING.

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

Foreclosure Sale:

Date: Tuesday, December 5, 2017

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

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

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

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

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

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

described above, the Deed of Trust, and applicable Texas law.

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

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

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

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

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

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



Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Oct 16, 2017 at 11:39A  
As a Recording

### Notice of Trustee's Sale

**Date:** October 13 2017

**Trustee:** David L. Ricker

Total Fees : 2.00

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

Receipt Number - 211021  
By:  
Mary Spooner

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

**Note:** Note dated May 28, 2003 and assumed February 21, 2011, in the amount of \$59,000.00

#### Contract For Deed

**Date:** May 28, 2003

**Grantor:** Eva Lopez

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

**Recording information:** Unknown

#### Property:

Surface Estate Only in and to: Lot #40, Phase 2, Oak Hollow Parks, a subdivision according to plat or map thereof duly recorded in Volume 4, Pages 39 & 40, Map and Plat Records of Wilson County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

**County:** Wilson

**Date of Sale (first Tuesday of month):** November 7, 2017

**Time of Sale:** 10:00 a.m.

**Place of Sale:** Wilson County Courthouse, Texas at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNT COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNT, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISONER'S OFFICE or as designated by the County Commissioners Court.

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 is 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: Oct 16, 2017 at 10:41A

As a Recording

Total Fees : 2.00

### SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on *August 1, 2007*, a Deed of Trust (the "Deed of Trust") was executed by *James L. Jones and Tamara H. Jones*, conveying to *Dudley Beadles, Trustee*, the hereinafter described real property to secure the payment of the debt therein described, said Deed of Trust being recorded in *Volume 1418, Page 389*, Official Public Records of Wilson County, Texas, reference to which is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of said debt and the same is now all due, and *James W. Pearson and Nancy Pearson* (the "Mortgagees"), the legal owners and holders thereof, have demanded payment thereof and have requested the undersigned to enforce the power of sale set forth in the Deed of Trust and to sell said real property pursuant to the terms of said Deed of Trust; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in accordance with the provisions of said Deed of Trust; and

THEREFORE, NOTICE is given that the undersigned will sell the real property described in said Deed of Trust on Tuesday, the *7<sup>th</sup> day of November, 2017*, that being the first Tuesday in said month, beginning not earlier than 10:00 A.M. and ending not later than 1:00 P.M., at the most northeasterly door of the Wilson County Courthouse, being the courthouse door facing the building bearing the address of 2 Library Lane, Floresville, Texas, at public sale to the highest bidder for cash, such real property being described as follows, to-wit:

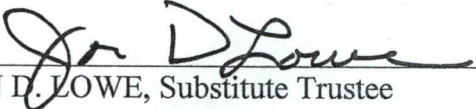
The real property described on Exhibit "A" attached hereto and made a part hereof.



This sale will be conducted subject to the right of rescission contained in section 51.06 of the Texas Property Code. The winning bidder at the sale, if other than the Mortgagees, will be required to comply with the requirements of section 22.004 of the Texas Business and Commerce Code. If the winning bidder does not comply with such provisions the undersigned may decline to complete the transaction or deliver a deed.

**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.**

WITNESS MY HAND on October 16, 2017.

  
\_\_\_\_\_  
JON D. LOWE, Substitute Trustee  
MARTIN & DROUGHT, P.C.  
Bank of America Plaza, 25th Floor  
300 Convent Street  
San Antonio, Texas 78205  
(210) 227-7591

W:\CORP\JDL\IBC\STEPHENSON\NOTICE OF SALE - IBC.doc

EXHIBIT "A"

Being 10.831 acres of land, more or less, out of the T. F. L. Parrot Survey, Wilson County, Texas and also being described as a 10.83 acre tract in Vol. 524, page 467 of the Deed Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin found in the east R.O.W. line of State Highway No. 123 for the northwest corner of this tract, said point also being the northwest corner of the above referenced 10.83 acre tract;

THENCE south 59 degrees 52 minutes 20 seconds east 1020.30 feet to an iron pin found for the northeast corner of this tract and the northeast corner of said 10.83 acre tract;

THENCE south 30 degrees 04 minutes 55 seconds west, 521.16 feet to an iron pin found in the north line of a private road for the southeast corner of this tract;

THENCE north 59 degrees 52 minutes 45 seconds west, 790.15 feet along the north line of said private road to an iron pin set in the east R.O.W. line of State Highway No. 123 for the southwest corner of this tract;

THENCE north 06 degrees 16 minutes 00 seconds east, 569.97 feet along said east R.O.W. line to the POINT OF BEGINNING and containing 10.831 acres of land, more or less.



SELECT PORTFOLIO SERVICING, INC. (SPS)  
LOPEZ, JUAN AND MARIA  
121 HILLCREST DRIVE, LA VERNIA, TX 78121

CONVENTIONAL  
Firm File Number: 11-005556

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez

County Clerk

On: Oct 16, 2017 at 10:33A

As a Recording

Total Fees : 2.00

COPY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 31, 2002, JUAN S. LOPEZ, AND MARIA T. LOPEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 8313 Volume 1094, Page 870, to which reference is herein made for all purposes.

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

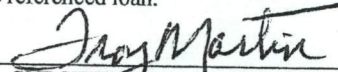
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **November 7, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Wilson** county, 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wilson, State of Texas:

LOT 30 OUT OF THE HILLCREST SUBDIVISION, SECTION II, WILSON COUNTY, TEXAS, AS PER PLAT OR MAP OF RECORD IN VOLUME 2, PAGE 25, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 121 HILLCREST DRIVE  
LA VERNIA, TX 78121  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Notcholder: SELECT PORTFOLIO SERVICING, INC.  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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



SUBSTITUTE TRUSTEE  
Deborah Martin, Troy Martin, Alexis Martin, Cassie  
Martin, Terri Martin or Shelby Martin  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**



COPY

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

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

On: Oct 16, 2017 at 10:33A  
As a Recording

**DEED OF TRUST INFORMATION:**

Date: 10/19/2004  
Grantor(s): TERESA M. MILLER  
Original Mortgagee: WASHINGTON MUTUAL BANK, FA  
Original Principal: \$64,678.00  
Recording Information: Book 1249 Page 374 Instrument 00019390  
Property County: Wilson  
Property:

Total Fees : 2.00

Receipt Number - 211002  
By:  
Mary Spoon

LOT 46, LOST TRAILS SUBDIVISION, UNIT FIVE, AS SHOWN ON PLAT FILED OF RECORD AT VOLUME 5, PAGE 5 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Reported Address: 240 LOST TRAIL, 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, 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 7th day of November, 2017  
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): Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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

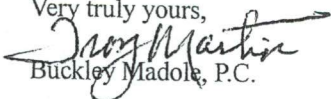
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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. Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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: Oct 05, 2017 at 10:56A  
As a Recording

Total Fees : 2.00

Receipt Number - 210730  
By:  
Mary Spooner

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WILSON County**

**Deed of Trust Dated:** July 24, 2009

**Amount:** \$280,500.00

**Grantor(s):** FRANK TREVINO and ROSA L TREVINO

**Original Mortgagee:** NETWORK FUNDING, L.P., D/B/A UNITED LENDING

**Current Mortgagee:** SPECIALIZED LOAN SERVICING LLC

**Mortgagee Address:** SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

**Recording Information:** Document No. 00045897

**Legal Description:** LOT 39 OF THE ESTATES AT EAGLE CREEK, SECTION I, WILSON COUNTY AS PER PLAT OF RECORD IN VOLUME 6, PAGES 29-33, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.

**Date of Sale:** November 7, 2017 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WILSON 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.

PATRICIA SANDERS OR JONATHAN SCHENDEL, DOUG WOODARD, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, STACEY BENNETT, AMY ORTIZ OR ROBERT GOMEZ, ALEXIS MARTIN, CASSIE MARTIN, TERRY MARTIN, SHELBY MARTIN, CHRIS LAFOND have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

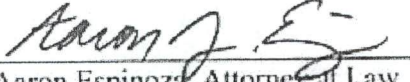
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

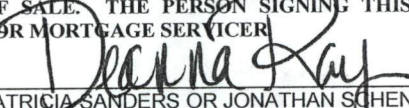
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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 MORTGAGEE'S ATTORNEY.

  
Aaron Espinoza, Attorney at Law  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2017-004673

  
PATRICIA SANDERS OR JONATHAN SCHENDEL, DOUG WOODARD, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, STACEY BENNETT, AMY ORTIZ OR ROBERT GOMEZ, ALEXIS MARTIN, CASSIE MARTIN, TERRY MARTIN, SHELBY MARTIN, CHRIS LAFOND  
c/o AUCTION.COM, LLC  
1 Mauchly  
Irvine, California 92618