

**TRUSTEE'S NOTICE OF FORECLOSURE SALE**

STATE OF TEXAS           §  
                                          §  
COUNTY OF WILSON       §

Total Fees           :       2.00  
  
Receipt Number - 165915  
By, Yvonne G Garcia

WHEREAS, by a Deed of Trust (the "Deed of Trust") dated October 7, 2011, **V.O. CARDEN, JR., as Agent for STOCKDALE LAND PARTNERSHIP** (the "Grantor/Debtor") conveyed certain real property and the improvements located thereon (the "Property") situated in Wilson County, Texas to Ralph Brown, Attorney at Law, as Trustee, for the benefit of the **PONTECORVO REVOCABLE LIVING TRUST**, being the named Lender in and the Beneficiary of the Deed of Trust (the "Lender/Beneficiary"), to secure the indebtedness evidenced by that certain Real Estate Lien Note of same date of October 7, 2011, in the original principal amount of \$250,000.00 in the name of the Grantor (the "Note"), which was executed by said Grantor/Debtor and made payable to the Lender/Beneficiary, and to further secure any and all other indebtedness described in the Deed of Trust;

WHEREAS, payment of the Note was also secured by a Vendor's Lien retained in the Deed conveying the Property to the Grantor/Debtor from the Lender/Beneficiary, recorded at Volume 1628, Page 751, *et seq.*, and as Document No. 00007289 of the Official Public Records of Wilson County, Texas, to which record reference is hereby made;

WHEREAS, the Deed of Trust specifically provides that the indebtedness due under the Note is secured by the Deed of Trust and by said Vendor's Lien, and that the liens granted under the Deed of Trust and by said Vendor's Lien and the rights created under said Deed of Trust are cumulative, and that the Lender/Beneficiary may elect to foreclose either of the liens without waiving the other or may foreclose both;

WHEREAS, the Property, as is also more fully set forth and described in the Deed of Trust and said Deed in which said Vendor's Lien was retained, is more particularly described as follows:

A certain 1.317 acre tract of land out of a 4.782 acre tract of land, which is the remainder of a 14.582 acre tract of land (Vol. 1357, Page 38, Wilson County, Texas, Official Records), LESS a 9.810 (Vol. 1593, Page 260, Pontecorvo Trust to V. O. Carden, Jr.) out of an original 59 acre tract conveyed to Leslie Hutton by A. W. Foerster (Vol. 418, Page 120, Deed Records of Wilson County, Texas), situated South of the Town of Stockdale, Texas, and South of U.S. Highway 87 in the J. C. Morgan Survey No. 124, AB-715, Wilson County, Texas; and said 1.317 acre tract of land being more particularly described on the attached Exhibit "A";

WHEREAS, default has occurred under the terms and provisions of the Note and the Deed of Trust, as well as other agreements between the Grantor/Debtor and said Lender/Beneficiary; the indebtedness secured by the Deed of Trust is now wholly due; and the Lender/Beneficiary, as the owner and holder of the debt secured by said Deed of Trust and said Vendor's Lien has requested the undersigned as the Trustee to enforce the trust of the Deed of Trust by selling the Property. Notice is given that before the sale, the Lender/Beneficiary may appoint another person, as Substitute Trustee, to conduct the sale;

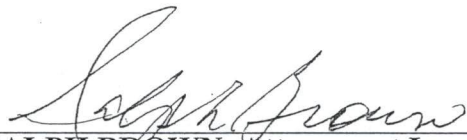
NOW, THEREFORE, I, the undersigned, RALPH BROWN, as the Trustee named and appointed in the Deed of Trust, hereby give notice that I will accordingly sell the Property at public auction to the highest bidder **for cash** at the following location: **At the most northeasterly door of the Wilson County Courthouse, being the courthouse door facing the Office of the Wilson County Tax Assessor 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, such being the area designated by the commissioner's court of said county for foreclosure sales of real property as evidenced by a written instrument filed in the real property records of said County, beginning no earlier than 12:30 p.m. and in no event beginning later than three (3) hours thereafter, on the first Tuesday of June, 2014, being **June 3, 2014**, after due posting and filing of this notice and after written notice of such sale having been given by certified mail to the Grantor/Debtor and any other debtor who, according to the records of the Beneficiary, is obligated to pay the indebtedness described above.

PROVIDED, HOWEVER, pursuant to section 51.009 of the Texas Property Code, the Property is being sold AS IS, WHERE IS, and subject to all matters that are prior to the Deed of Trust, that affect title thereto, and that are superior interests therein, and without any express or implied warranties, except as to the warranties of title, if any, provided under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property, and are strongly urged to examine the applicable property records to determine the nature and extent of any matters affecting title to the Property.

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/FILER OF THIS NOTICE IMMEDIATELY.

DATED this 12<sup>th</sup> day of May, 2014.

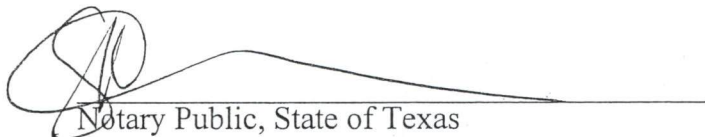
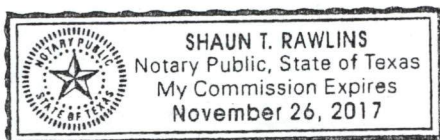


**RALPH BROWN, Attorney at Law  
TRUSTEE**

2008 N.W. Military Highway  
San Antonio, Texas 78213  
(210) 341-6645 - Telephone  
(210) 341-6939 - Facsimile

THE STATE OF TEXAS   §  
                                      §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me on this the 12<sup>th</sup> day of May, 2014, by the said Ralph Brown, Attorney at Law, in his capacity as Trustee.



Notary Public, State of Texas



**LEGAL DESCRIPTION (PONTECORVO – STOCKDALE LAND PARTNERSHIP)**

A certain 1.317 acre tract of land out of a 4.782 acre tract of land, which is the remainder of a 14.582 acre tract of land (Vol. 1357, Page 38, Wilson County, Texas, Official Records) LESS a 9.810 (Vol. 1593, Page 260, Pontecorvo Trust to V. O. Carden, Jr.) out of an original 59 acre tract conveyed to Leslie Hutton by A. W. Foerster (Vol. 418, Page 120, Deed Records of Wilson County, Texas), situated South of the Town of Stockdale, Texas, and South of U.S. Highway 87 in the J. C. Morgan Survey No. 124, AB-715, Wilson County, Texas; and said 1.317 acre tract of land being more particularly described as follows:

COMMENCE at a one-half (½) inch rod marking the original NW corner of said 14.592 acre tract of land, and said corner located in the South ROW Line of U.S. Highway 87;

THENCE proceed S 73° 29' 51" E along the South ROW line of U.S. Highway 87, a distance of 57.58 feet to a point marking the NW corner of the subject 1.317 acre tract and being the PLACE OF BEGINNING;

THENCE proceed S 29° 30' 21" E a distance of 386.57 feet to a point marking the SW corner of said 1.317 acre tract of land;

THENCE proceed N 60° 29' 39" W a distance of 190.77 feet to a point marking the SE corner of the subject 1.317 acre tract of land;

THENCE proceed S 29° 30' 21" E a distance of 226.27 feet to a point marking a point located in the South ROW line of U.S. Highway 87 and marking the NE corner of the subject 1.317 acre tract;

THENCE proceed S 88° 46' 49" W 52.96 feet and N 73° 27' 41" W a distance of 193.95 feet, or a total distance of 246.91 feet along the South ROW Line of U.S. Highway 87, to the aforementioned point marking the NW corner of the subject 1.317 acre tract and being the PLACE OF BEGINNING and containing 1.317 acres of land.

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**EXHIBIT "A"**

(1.317 acres)

