

19-02839
267 S PALO ALTO DR, FLORESVILLE, TX 78114

NOTICE OF FORECLOSURE SALE

Total Fees : 2.00

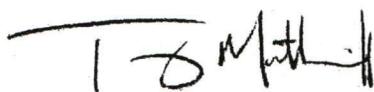
- Property: The Property to be sold is described as follows: Receipt Number - 236699
By,
Loretta Rodriguez,
- LOT 61 OF THE ESTATES AT EAGLE CREEK, SECTION 1, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD AT VOL. 6, PAGES 29-33, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated April 22, 2015 and recorded on May 6, 2015 at Instrument Number 00044467 in the real property records of WILSON County, Texas, which contains a power of sale.
- Sale Information: December 3, 2019, at 12:00 PM, or not later than three hours thereafter, at the most northeasterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector located at 2 Library Lane, Floresville, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by TERRY LEE GILBERT JR AND CARMEN R. GILBERT secures the repayment of a Note dated April 22, 2015 in the amount of \$294,405.00. ROUNDPOINT MORTGAGE SERVICING CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 5016 Parkway Plaza Blvd., Buildings 6 & 8, Charlotte, NC 28217, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

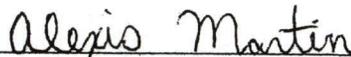


4705117

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Deborah Martin, Troy Martin,
Alexis Martin, Cassie Martin, Terri Martin, Shelby
Martin, Barbara Sandoval, Martha Boeta, Raymond
Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett,
Amy Ortiz, Elizabeth Anderson, Vanessa McHaney
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

COPY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 12, 2019 at 09:25A
As a Recording

Total Fees : 2.00

Receipt Number - 236399
By:
Georgina Lira

TS No TX07000582-18-1S

APN 38845

TO No 1136837

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 11, 2009, ANDREW BRAVO, AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES & ASSOCIATES, P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ALACRITY LENDING COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$126,017.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on May 14, 2009 as Document No. 00043779 in Book 1507, on Page 861 and that said Deed of Trust was modified by Modification Agreement and recorded December 14, 2009 as Instrument Number 00049149 in Book 1537, on Page 766 in Wilson County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 38845

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 **Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Vanessa McHaney** 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 **FREEDOM MORTGAGE CORPORATION**, 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.

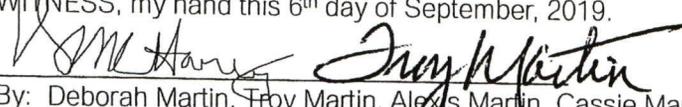
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019 at 12:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in **Wilson County, Texas, 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: Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114, or in the area designated by the Commissioner's Court.**

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

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be **sold in "as is", "where is" condition**. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 6th day of September, 2019.


By: Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Vanessa McHaney
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000582-18-1S

APN 38845

TO No 1136837

EXHIBIT "A"

TRACT 52, TERRACE HILL FARMS SUBDIVISION, UNIT II, AS SHOWN IN PLAT RECORDS, VOLUME 8, PAGE 23-25, PLAT RECORDS OF WILSON COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

September 9, 2019

RE: Deed of Trust (the "Deed of Trust") dated November 20, 2018, executed by Robert W. Kunz and spouse, Lisa A. Kunz to Daylon Kibbe, Trustee, recorded in Volume 2071, Page 604, of the Real Property Records of Wilson County, Texas, securing payment of a Promissory Note (the "Note") of even date therewith executed by Robert W. Kunz and spouse, Lisa A. Kunz, and payable to the order of Walter Murray Kibbe (the "Lender"), in the original principal sum of \$101,953.94, which is also secured by a vendor's lien retained in deed dated November 20, 2018, recorded in Volume 2071, Page 601, of the Real Property Records of Wilson County, Texas, both covering the below described real property (the "Property")

Filed for Record in:
Wilson County, Texas
by Honorable Eva Martinez
County Clerk
On: Sep 10, 2019 at 11:06A
As a Recording
Total Fees : 2.00
Receipt Number - 236302
By:
Georgina Lopez

Borrower/Grantor: Robert W. Kunz and spouse, Lisa A. Kunz

Property Address: 265 Oak Valley Drive
La Vernia, Wilson County, Texas 78121

Legal Description:

LOT 73, OAK VALLEY SUBDIVISION, UNIT 5, ACORDING TO PLAT RECORDED IN VOLUME 5, PAGE 42, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Person appointed as substitute trustee to exercise power of sale under Deed of Trust:

Substitute trustee: Eric D. Sherer
Substitute Trustee's address: 18756 Stone Oak Parkway, Suite 200
San Antonio, Texas 78258

The substitute trustee was appointed by the Lender, or his heirs, successors or assigns, as beneficiary under the Deed of Trust referred to herein above pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

Property: The Property described herein above and all improvements, and personal property described in the said Deed of Trust referred to herein above, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: Tuesday, October 1, 2019

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 **1:00 pm** and not later than three hours thereafter.

Place: At the place designated for such foreclosure sales by the Commissioner's Court of Wilson County, Texas.

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 the seller's bid may be by credit against the indebtedness owed under the said Note and Deed of Trust.

Default has occurred in the payment of the Note and under the Deed of Trust and otherwise in the performance of the obligations of the Borrower/Grantor under the Note and Deed of Trust. Because of that default, the Lender as beneficiary under the Deed of Trust has requested the Substitute Trustee to sell the Property.

The Deed of Trust may cover both real and personal property. Formal notice is hereby given of the sellers' election to proceed against and sell both the real property and any personal property described in the said Deed of Trust in accordance with sellers' rights and remedies under the said Note and 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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Note and Deed of Trust, and applicable Texas law.

If the sellers pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the said 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 said 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 interest of the Deed of Trust by the 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 said 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER UNDER SAID NOTE AND DEED OF TRUST OR THEIR SERVICER.

Eric D. Sherer

Eric D. Sherer, Substitute Trustee
18756 Stone Oak Parkway, Suite 200
San Antonio, Texas 78258
(210) 696-6645
(866) 305-5823 fax
esherer@sherer.legal

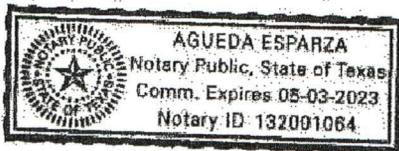
STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on September 10, 2019, by Eric D. Sherer.

A. Esparza

Notary Public, State of Texas
My commission expires: 5/03/2023



Notice of (Substitute) Trustee's Sale

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

Date: September 9, 2019

On: Sep 09, 2019 at 10:45A

Substitute Trustee and Address: Judith A. Gray, 141 Danube, Suite 202, San Antonio, Texas 78213

As a Recording

Lender: 164 CR 158 Land Trust

Total Fees : 2.00

Deed of Trust dated July 31, 2018 recorded in Document Number 00084118 of the Official Public Records of Wilson County, Texas, from Tommie Ann Benavides to 164 CR 158 Land Trust in the amount of \$117,000.00

Receipt Number - 236230
Buyer: Corina Rodriguez

Property: See attached Exhibit A attached hereto and made a part thereof

More commonly known as: 160 CR 158 Floresville TX 78114.

County: Wilson

Date of Sale: October 1, 2019

Time of Sale: 1:00 p.m. to 4:00 p.m.

Place of Sale: The Foreclosure sale will be conducted at a 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 Sale was posted.

Judith Gray is Substitute Trustee appointed under the terms of the Deed of Trust. Lender 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 personal property in this disposition. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

Respectfully,



Judith Gray

IMPORTANT NOTICE

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.

Exhibit A

Legal Description

METES AND BOUNDS DESCRIPTION OF

3.268 acres situated in the Vicente Zepeda Survey, Abstract 23, being out of Lot 52, Independence Hill Subdivision a plat recorded in volume 2, page 222, of the Plat Records, Wilson County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at a 3" metal fence post found on the northwest right-of-way line of County Road 158 (Clay Road, a 60' wide R.O.W. according to plat), at the common east corner of Lots 52 and 53 and being the east corner of the herein described tract;
- THENCE** South 29° 53' 54" West a distance of 337.64 feet along the northwest right-of-way line of County Road 158 to a 1/2" iron rod found at the southeast corner of a 5.00 acre tract described as Tract 3 on plat document recorded in volume 2019, page 68, Official Records and in Warranty Deed recorded in volume 2072, page 317 Official Records of Wilson County;
- THENCE** across said Lot 52 along the easterly lines of the 5.00 acres (Tract 3), North 62° 47' 50" West a distance of 404.69 feet to the west corner of this tract and North 26° 14' 39" East a distance of 347.84 feet to a 3" metal fence post found on the common line of Lots 52 and 53, at the most easterly northeast corner of the 5.00 acres (Tract 3) and at the north corner of the herein described tract;
- THENCE** South 61° 23' 00" East a distance of 426.52 feet along the common line of Lots 52 and 53 to the Point of Beginning, containing in all 3.268 acres of land.

I, Kevin Ray Wilson, hereby certify that these field notes were prepared from an on the ground survey made under my direction and supervision on May 30, 2019.

Kevin Ray Wilson

Kevin Ray Wilson,
Registered Professional Land Surveyor,
No. 5787



PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING.

Recorded in
Wilson County
by Eusebio E. Martinez
County Clerk
On: Jun 10, 2019 at 01:50P

Instrument herein which restricts the sale or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that this instrument was

COPY

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 09, 2019 at 10:42A
As a Recording
Total Fees : 2.00
Receipt Number - 236229
By,
Georgina Lira,

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JOHNIE ALAN RIDDLE AND LISA RENEE RIDDLE, HUSBAND AND WIFE delivered that one certain Deed of Trust dated FEBRUARY 14, 2011, which is recorded in INSTRUMENT NO. 201100001147 of the real property records of WILSON County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$112,953.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

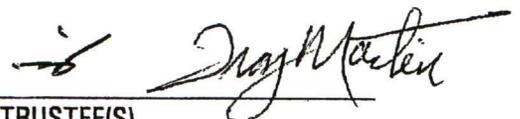
NOTICE IS HEREBY GIVEN that on Tuesday, OCTOBER 1, 2019, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 28, LOST TRAILS SUBDIVISION, UNIT ONE, A SUBDIVISION IN WILSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 22, PLAT RECORDS OF WILSON COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of WILSON County, Texas, for such sales (OR 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).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: SEPTEMBER 9, 2019.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TROY MARTIN OR
DEBORAH MARTIN OR CASSIE MARTIN OR TERRI
MARTIN OR ALEXIS MARTIN OR ELIZABETH
ANDERSON

FILE NO.: GMG-2127
PROPERTY: 113 LOST TRAIL
LA VERNIA, TEXAS 78121

JOHNIE ALAN RIDDLE

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



4704371

AFFIDAVIT OF POSTING SUBSTITUTE TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS)(

COUNTY OF WILSON)(

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared

Mary Spoon, who after being by me duly sworn, said

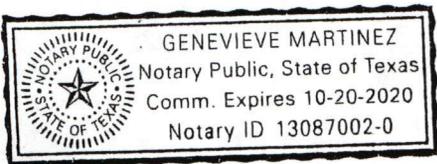
upon her oath:

"I, Mary Spoon, do solemnly swear (or affirm) that I posted a copy of the attached Substitute Trustee's Notice of Sale on the 6th day of September, such date being at least twenty-one days preceding the date of sale set forth in the attached Substitute Trustee's Notice of Sale, and that I accomplished and performed the just-mentioned date by posting a copy of the attached Substitute Trustee's Notice of Sale at the door of the county courthouse in Wilson County, Texas, which is the county in which the property described in the attached notice is located.

Signature Mary Spoon

Printed Name Mary Spoon

SWORN TO AND SUBSCRIBED BEFORE ME, this 6th day of September, 2019, to which witness my hand and seal of office.



[Signature]
Notary Public Genevieve Martinez State of Texas
Printed Name: Genevieve Martinez
My Commission Expires: 10-20-2020

NOTICE OF FORECLOSURE 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 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. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust dated January 14, 2017 with Sandra Rodriguez Bragdon as Grantor and LeRoy Dukes, Jr., as Grantee.
2. Property to be Sold. The property to be sold is described as follows: J.H. MILLS SURVEY, TRACT 7, 1.00 ACRES, WILSON COUNTY, TEXAS Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: September 11, 2019

Time: Between 10:00 AM to 4:00 PM

Place: Atascosa County Courthouse, at the following location: THE WEST ENTRANCE OF THE WILSON COUNTY COURTHOUSE LOCATED AT 1420 3RD STREET, FLORESVILLE, TX.78114 or as designated by the County Commissioner's Court or the County Commissioner's office.

Filed for Record in: Wilson County by Honorable Eva Martinez County Clerk On: Sep 06, 2019 at 03:21P

As a Recording Total Fees: 2.00

- 3. 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.

Receipt Number - 236197 By: Mary Spoon

- 4. Obligations Secured. The Deed of Trust executed by SANDRA RODRIQEZ BRAGDON, provides that it secures the payment of the indebtedness in the original principal amount of \$20,000.00 and obligations therein described including but not limited to (a) the promissory note and (b) all renewals and extensions of the note. LeRoy Dukes, Jr. is the current mortgagee of the note and Deed of Trust, and is the Trustee designated in the Deed of Trust.

[Signature of LeRoy Dukes, Jr.]

LeRoy Dukes, Jr. 6690 Fair Rd., Kaufman TX. 75142 469-644-3899

Certificate of Posting

I am LeRoy Dukes, Jr.. I declare under penalty of perjury that on 09/06/2019, 2019, I filed this Notice of Foreclosure Sale at the office of the Wilson County Clerk and caused it to be posted at the location directed by the Wilson County Commissioner's Court.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law. THE STATE OF TEXAS COUNTY OF WILSON LeRoy Dukes, Jr.

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 2109 and Page: 107 of the named records of: Wilson County as stamped hereon by me.

Filed for Record in: Wilson County by Honorable Eva Martinez County Clerk On: Sep 06, 2019 at 03:11P

As a Recording

Document Number: 00086701 Total Fees: 26.00

Receipt Number - 236196 By: Mary Spoon



COPY

19-02839
267 S PALO ALTO DR, FLORESVILLE, TX 78114

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

NOTICE OF FORECLOSURE SALE

On: Sep 05, 2019 at 01:22P

Property: The Property to be sold is described as follows:

As a Recording

LOT 61 OF THE ESTATES AT EAGLE CREEK, SECTION 1, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD AT VOL. 6, PAGES 29-33, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.

Fees : 2.00

Receipt Number - 236138

Security Instrument: Deed of Trust dated April 22, 2015 and recorded on May 6, 2015 at Instrument Number 00044467 in the real property records of WILSON County, Texas, which contains a power of sale.

By: [Signature]
County Clerk

Sale Information: October 1, 2019, at 12:00 PM, or not later than three hours thereafter, 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 located at 2 Library Lane, Floresville, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by TERRY LEE GILBERT JR AND CARMEN R. GILBERT secures the repayment of a Note dated April 22, 2015 in the amount of \$294,405.00. ROUNDPOINT MORTGAGE SERVICING CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 5016 Parkway Plaza Blvd., Buildings 6 & 8, Charlotte, NC 28217, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

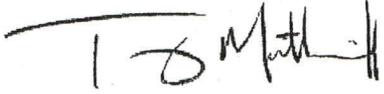
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

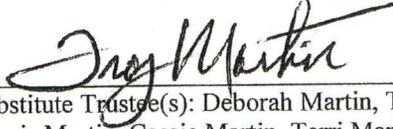


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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER 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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Deborah Martin, Troy Martin,
Alexis Martin, Cassie Martin, Terri Martin, Shelby
Martin, Barbara Sandoval, Martha Boeta, Raymond
Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett,
Amy Ortiz, Elizabeth Anderson, Vanessa McHaney
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).