

114 MIL ENCINOS
ADKINS, TX 78101

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 29, 2014 at 01:17P
As a 0000004428900

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Total Fees : 2.00

Receipt Number - 171113
By: Frances Cherry

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 04, 2014

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.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 23, 2008 and recorded in Document VOLUME 1462, PAGE 12, AS AFFECTED BY VOLUME 1702, PAGE 466, REFILED TO CORRECT COUNTY real property records of WILSON County, Texas, with SANDIE SCHNEIDER AND WALKER SCHNEIDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SANDIE SCHNEIDER AND WALKER SCHNEIDER, securing the payment of the indebtednesses in the original principal amount of \$135,906.00, 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, 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 as follows:

LOT 28 OF THE TIERRA ROBLES SUBDIVISION, UNIT 1, AS SHOWN BY A MAP OR PLAT OF RECORD AT VOLUME 8, PAGE 36 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY (AS EVIDENCED BY STATEMENT OF OWNERSHIP AND LOCATION FILED AS DOCUMENT NUMBER 00027132 IN BOOK 1415, PAGE 148) AND INCORPORATED HEREIN. SAID MOBILE HOME IS IDENTIFIED AS FOLLOWS:

YEAR/MAKE/MODEL: 2007 PALM HARBOR MANUFACTURING, LP KEYSTONE
SERIAL NUMBER (S): MP1514187A AND MP1514187B
LABEL/SEAL NUMBER (S): PFS1001848 AND PFS1001849

COMMONLY KNOWN AS 114 MIL ENCINOS ADKINS, TX 78101
PARCEL/CAD NUMBER 0941-00000-02800

COMMONLY KNOWN AS: 114 MIL ENCINOS, ADKINS, TX 78101

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



B. NEYLAND, W. HIATT OR KAREN WORK
Substitute Trustee

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Total Fees : 2.00

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.

Receipt Number - 171007
By: [Signature]
Kavale Hidalgo

WHEREAS, on 9/8/2005, JESSE C. FLORES AND DEBRA M. FLORES, HUSBAND AND WIFE , executed a Deed of Trust conveying to MONICA S. THOMPSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CONCORDE ACCEPTANCE CORPORATION, ITS SUCCESSORS AND ASSIGNS , in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 00007120, Volume 1300, Page 89, 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 11/4/2014 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:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND OUT OF THE S. & J. AROCHA SURVEY, ABSTRACT NO. 1, AND BEING WHAT IS KNOWN AS LOT SEVENTEEN (17), OF THE SANDY TERRACE ADDITION TO THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, AS SHOWN ON A MAP OR PLAT THEREOF OF RECORD IN VOLUME 3, PAGE 60 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 909 PEACH STREET, FLORESVILLE, TX 78114
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, 9/25/14

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

Troy Martin by: Danna Ray
Troy Martin or Alexis Martin or Cassie Martin or Terri Martin or
Jill Nichols,
Substitute Trustee



NOTICE OF SUBSTITUTE TRUSTEE SALE

Date: September 16th, 2014

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 16, 2014 at 10:21A
As a Recording

DEED OF TRUST

Date: January 26, 2013
Grantor: John Alvarez and Maricela Alvarez
Original Beneficiary: R.G. Properties, L.P.
A Texas Limited Partnership
Current Beneficiary: R.G. Properties, L.P.
A Texas Limited Partnership

Total Fees : 2.00
Receipt Number - 170649
By: Gayle Richey

Recorded in Document No.: 00022806

Property County: Wilson

Legal Description:

Tract(s) 34, South Breeze Estates Subdivision, Unit 1, as shown by map or plat of said subdivision duly recorded in the Office of the County Clerk of Wilson County, Texas in Volume 8, Page(s) 80, of Map and Plat Records of Wilson County, Texas.

Date of Sale: October 7th, 2014

Earliest Time Sale will Begin: 10:00 a.m.

Place of Sale of Property: At the most westerly door of the Wilson County Courthouse, being the courthouse door facing Third Street in Floresville, Wilson County, Texas, bearing the address of 1420 Third Street, Wilson County, Texas, which is the area of the courthouse designated for real property foreclosure sales by the Commissioner's Court of said county in the Real Property Records of said county.

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.



YVONNE M. PAEZ OR ORALIA CANTO (W)
Substitute Trustee

STATE OF TEXAS §

COUNTY OF BEXAR §

^{LSD} BEFORE ME, the undersigned authority, on this day personally appeared Yvonne M. Paez ~~or~~
~~Oralia Cantu~~, Trustee, known to me to be the person whose name is subscribed to the foregoing
instrument, and acknowledged to me that she executed the same for the purposes and consideration
therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 11th day of September, 2014.



Lidia S. Ortega
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:
R.G. PROPERTIES, L.P.
15315 San Pedro
San Antonio TX 78232

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 15, 2014 at 11:49A
As a Recording
Total Fees : 2.00

Receipt Number - 170582
By:
Frances Cherry

NOTICE OF FORECLOSURE SALE

State of Texas §
County of Wilson §

Notice is hereby given of a public non-judicial foreclosure sale.

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 0.37 ACRES, MORE OR LESS, LOCATED IN THE CORPORATE LIMITS OF THE CITY OF FLORESVILLE, ALSO KNOWN AS LOT 2A, 6TH STREET SUBDIVISION, ACCORDING TO THE CORRECTED PLAT THEREOF RECORDED IN VOLUME 8, PAGE 40, PLAT RECORDS OF WILSON COUNTY, TEXAS.

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

Date: **October 07, 2014**
Time: The sale shall begin no earlier than **1:00 P.M.** or no later than three hours thereafter.
Place: **Wilson County Courthouse in Floresville, Texas,** at the following location: the area designated by the Commissioners Court of **Wilson County, Texas,** pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

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

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

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

urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Alejandro Martinez, Jr. A Single Person.**
5. Obligations Secured. The Deed of Trust is dated **June 21, 2007**, and is recorded in the office of the County Clerk of **Wilson County, Texas**, in/under **Document No. 00026099, Vol. 1407, Pg. 780, Official Public Records of Wilson County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$172,000.00**, executed by **Alejandro Martinez, Jr.**, and payable to the order of **First National Bank.**

Original Mortgagee: First National Bank.

Current Mortgagee of Record: TIB-The Independent BankersBank whose address is **350 Phelps Drive, Irving, TX 75038.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffry B. Lewis
Robertson Anschutz Vettters
10333 Richmond Avenue, Suite 550
Houston, TX 77042

DATED _____ SEP 15 2014 _____



**Mark Cummings and/or Phil West and/or Dick Vettters
and/or Patrick Armstrong, Substitute Trustee
c/o Robertson Anschutz Vettters
10333 Richmond Avenue, Suite 550
Houston, TX 77042
Phone: 713-980-9500**

On: Sep 15, 2014 at 01:58P

As a Recording
20110168300072

Total Fees : 2.00

Receipt Number - 170590
By

144 COUNTRY GARDENS
LA VERNIA, TX 78121

HOME EQUITY POSTING WITH ORDER ATTACHED

NOTICE OF SUBSTITUTE TRUSTEE SALE
(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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: October 07, 2014

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.

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 17, 2008 and recorded in Document VOLUME 1442, PAGE 299 real property records of WILSON County, Texas, with SANDRA T. MARSCH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SANDRA T. MARSCH, securing the payment of the indebtednesses in the original principal amount of \$117,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC 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 as follows:

LOT 12, COUNTRY GARDENS SUBDIVISION, UNIT I, LOCATED IN THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD IN VOL. 6, PAGE 51, PLAT RECORDS OF WILSON COUNTY, TEXAS.

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. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

Karen Work

B. NEYLAND, W. HIATT OR KAREN WORK

Substitute Trustee

c/o

15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS20110168300072

In Re: Order of Foreclosure
Concerning

144 Country Gardens,
La Verna, Texas 78121

Under TEX. R. CIV. P. 736

§
§
§
§
§
§

In the District Court

of Wilson County, Texas

81st Judicial District

HOME EQUITY FORECLOSURE ORDER

On this date, the court considered petitioner, Nationstar Mortgage LLC's TEX. R. CIV. P. 736 Home Equity Foreclosure Application. The court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. After reviewing the pleadings, the affidavits and the arguments of counsel the court finds:

1. The name and last known address for each respondent subject to this Order (Tex. Prop. Code § 51.0001(2)) are as follows:

Sandra T. Marsch
105 December Ln
Boerne, Texas 78006

2. The commonly known mailing address of the property encumbered by the lien sought to be foreclosed is 144 Country Gardens, La Verna, Texas 78121, (the "Property"). The Property legal description is:

LOT 12, COUNTRY GARDENS SUBDIVISION, UNIT 1, LOCATED IN THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD IN VOL. 6, PAGE 51, PLAT RECORDS OF WILSON COUNTY, TEXAS.

3. The Debt exists and is secured by a lien created under TEX. CONST. ART. XVI, § 50(a)(6), for a home equity loan.

4. Petitioner is the beneficiary of the security instrument (hereinafter referred to as the "Deed of Trust"). Sandra T. Marsch (hereafter "Obligor" whether one or more) executed the

promissory note dated January 17, 2008 in the original principal amount of \$117,600.00. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.

5. Obligor executed the Deed of Trust, which is recorded in the Wilson County Real Property Records at Document #00031887.

6. Respondent/Obligor failed to make payments in accordance with terms of the loan agreement, contract or deed of trust and is in default under the terms of those agreements.

7. As of the date the application was filed, Obligor failed to remit the installment payment due for March 1, 2011 and the installments that have become due after that date. As of February 3, 2014, there are at least 36 unpaid scheduled payments. The amount required to cure the default before February 3, 2014 is \$48,438.59. The amount required to pay off the loan in full before February 3, 2014 is \$156,341.02. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after February 3, 2014, all of which will continue to accrue according to the terms of the Note and Deed of Trust.

8. The requisite notices to cure the default and accelerate the maturity of the Debt have been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired.

9. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

10. The court further finds that the Application complies with TEX. R. CIV. P. 735 and 736; that in accordance with TEX. R. CIV. P. 736.7(c) a copy of the required Return of Service has been on file with the Clerk of the Court for at least 10 days. Petitioner has established the basis for foreclosure; that petitioner has appointed B. Neyland, W. Hiatt or Karen Work, or their successor, as the substitute trustee to conduct the foreclosure contemplated by this proceeding;

and that petitioner may proceed with foreclosure of the secured Property according to the terms of the security instrument, TEX. PROP. CODE § 51.002 and applicable law in accordance with TEX. R. CIV. P. 736.9.

IT IS THEREFORE ORDERED that the petitioner may proceed with a foreclosure sale ⁱⁿ October ²⁰¹⁴ _{or} proceed under the terms of the security instrument, TEX. PROP. CODE § 51.002 and applicable law with respect to the secured Property made the subject of this proceeding.

SIGNED this 30 day of July, 2014.

/s/ Judge Fred Shannon
PRESIDING JUDGE

SUBMITTED BY:

Coury M. Jacobs
State Bar No.: 24014306
15000 Surveyor Blvd., Ste. 100
Addicks, Texas 75001
(972) 340-7961
(972) 341-0734 (Facsimile)
CouryJ@bdfgroup.com

ATTORNEY FOR PETITIONER

Filed 30 Day of July 2014
BLOB 10:07 AM
Clerk District Court Wilson County, Texas

3806 COUNTY ROAD 332
STOCKDALE, TX 78160

Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 15, 2014 at 01:58P
As of Recording
00000004559118
Total Fees : 2.00

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Receipt Number - 170590

Assert and protect your rights as a member of the armed forces of the United States. If you are on 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: October 07, 2014

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.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 11, 2013 and recorded in Document VOLUME 1756, PAGE 40 real property records of WILSON County, Texas, with JENNA D BYRD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

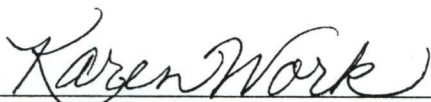
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNA D BYRD, securing the payment of the indebtednesses in the original principal amount of \$206,196.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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



B. NEYLAND, W. HIATT OR KAREN WORK
Substitute Trustee

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



NOS00000004559118

EXHIBIT "A"

5.0 ACRES OF LAND IN WILSON COUNTY, TEXAS, A PART OF THE A. TREVINO GRANT, SURVEY NO. 11 (A-20), BEING A PART OF THAT SAME 54.193 ACRE TRACT CALLED TRACT II IN DEED DATED JULY 28, 1982, FROM CLYDE C. CANNON, RECEIVER TO PAUL E. RICHTER, JR., ET UX, OF RECORD IN VOL. 583, PAGE 656, DEED RECORDS OF WILSON COUNTY, TEXAS, SAID 5.0 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT A FENCE FOR CORNER ON THE SOUTHWEST LINE OF AN EXISTING COUNTY ROAD AT THE EAST CORNER OF AFOREMENTIONED 54.193 ACRE TRACT, FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S. 59 DEG. 57 MIN. 30 SEC. W., A DISTANCE OF 332.85 FEET ALONG WITH FENCE ON THE SOUTHEAST BOUNDARY LINE OF SAID 54.193 ACRE TRACT ON AN IRON PIN SET, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE ACROSS SAID 54.193 ACRE TRACT N. 29 DEG. 52 MIN. 00 SEC. W., A DISTANCE OF 660.10 FEET TO AN IRON PIPE SET IN FENCE ON THE SOUTHEAST LINE OF A COUNTY ROAD FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT,

THENCE N. 60 DEG. 40 MIN. 41 SEC. E., 283.27 FEET AND S. 73 DEG 06 MIN. 19 SEC. E., 72.37 FEET ALONG WITH FENCE ON THE SOUTHEAST BOUNDARY LINE OF SAID 54.193 ACRE TRACT TO AN IRON PIN FOR THE MOST NORTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT,

THENCE S. 29 DEG. 52 MIN. 00 SEC. E., A DISTANCE OF 603.67 FEET ALONG WITH FENCE ON THE SOUTHWEST LINE OF SAID COUNTY ROAD AND BEING THE NORTHEASTS BOUNDARY LINE OF SAID 54.193 ACRE TRACT TO THE PLACE OF BEGINNING.



NOS00000004559118

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

On: Sep 10, 2014 at 01:07P

As a Recording

Total Fees : 2.00

Receipt Number - 170438
By: Frances Cherry

Notice of Foreclosure Sale

September 4, 2014

DEED OF TRUST ("Deed of Trust"):

Dated: August 3, 2011

Grantor: Bill D. Curtis and Sharon L. Curtis

Trustee: Tim Kleinschmidt

Lender: J & D Notevest

Recorded in: Volume 1635, Page 753, Official Records of Wilson County, Texas and transferred in Volume 1646, Page 390, Official Records of Wilson County, Texas

Legal Description: Tract 10, Hillside Estates Subdivision, a recorded subdivision in Wilson County, Texas, according to plat recorded in Volume 10, Pages 81-82, Plat Records of Wilson County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$78,000.00, executed by Bill D. Curtis and Sharon L. Curtis ("Borrower") and payable to the order of Lender

Substitute Trustee: Grace G. Kunde
112 N. Travis Street, Seguin, Texas, 78155

Foreclosure Sale:

Date: Tuesday, October 7, 2014

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 at 10:00 a.m. on October 7, 2014 or within 3 hours thereafter.

Place: Wilson County Courthouse in Floresville, Texas, at the following location: Being the most northeasterly 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 office bears the address of 2 Library Lane, Floresville, Texas or at other location as designated by the commissioner's court for such 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 J & D Notevest'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, J & D Notevest, 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 J & D Notevest's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with J & D Notevest'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 J & D Notevest's passes 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 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 J & D Notevest. 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.



Grace G. Kunde

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

On: Sep 10, 2014 at 01:11P
As a Recording

Total Fees : 2.00

Receipt Number - 170439
By:
Cynthia Hinojosa

Notice of Foreclosure Sale

September 4, 2014

DEED OF TRUST ("Deed of Trust"):

Dated: June 11, 2013

Grantor: J. D. Allen and NaDonna Allen

Trustee: Tim Kleinschmidt

Lender: Creekside Equity Partners, Ltd.

Recorded in: Volume 1735, Page 625, Official Records of Wilson County, Texas

Legal Description: Tract 18, Hillside Estates Subdivision, a recorded subdivision in Wilson County, Texas, according to plat recorded in Volume 10, Pages 81-82, Plat Records of Wilson County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$93,500.00, executed by J. D. Allen and NaDonna Allen ("Borrower") and payable to the order of Lender

Substitute Trustee: Grace G. Kunde
112 N. Travis Street, Seguin, Texas, 78155

Foreclosure Sale:

Date: Tuesday, October 7, 2014

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 at 10:00 a.m. on October 7, 2014 or within 3 hours thereafter.

Place: Wilson County Courthouse in Floresville, Texas, at the following location: Being the most northeasterly 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 office bears the address of 2 Library Lane, Floresville, Texas or at other location as designated by the commissioner's court for such 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 Creekside Equity Partners, Ltd.'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, Creekside Equity Partners, Ltd., 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 Creekside Equity Partners, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Creekside Equity Partners, Ltd.'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 Creekside Equity Partners, Ltd.'s passes 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 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 Creekside Equity Partners, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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Grace G. Kunde