

On: Jan 29, 2014 at 01:55P

As a Recording

Notice of Trustee's Sale

Date: January 28, 2014

Total Fees : 2.00

Borrower : J. B. Morace and wife, Sherri Morace, P.O. Box 533, Hockley, Texas 77447 Number - 161898
By:
Oralia Velaz

Substitute Trustee: Jack Andrews (Andy) Carson, 7232 CR 120, Marble Falls, TX 78654

Mortgagee/Lender: Trust for Allie Reese McDonald U/W Mary Jo Carson and Trust for Carson Byers McDonald U/W Mary Jo Carson 7232 CR 120, Marble Falls, TX 78654 and 8102 Knottingham, Woodway TX 76712.

Note effective May 1, 2009, signed July 1, 2009

Deed of Trust: recorded in Wilson County Official Public Records, Vol.1518, Pg.403, effective May 1, 2009, signed July 13, 2009

Property (including any improvements): (including any improvements and all non-excluded personal property located in or on and used in the enjoyment of the following described property): 14.6806 acres of land, more or less, out of the C. Lasoya Survey Number 120, Abstract Number 195, Wilson County, Texas, and been more particularly described in three Tracts as follows:

Tract I: a 5.2869 acre tract of land, more or less, and being a part of Tract No. 1, 19.48 acres, and Tract No. 3, 9.69 acres conveyed to T.J. Fatheree by Deed recorded in Volume 221, Page 319, Deed Records of Wilson County Texas

Tract II: a 9.3537 acre tract of land, more or less, and being a part of Tract No. 1, 19.48 acres, and Tract No. 3, 9.69 acres conveyed to T.J. Fatheree by Deed recorded in Volume 221, Page 319, Deed Records of Wilson County Texas,

Tract III: a 0.040 acre tract of land, more or less, and being a part of a 2.356 acre tract described by Deed recorded in Volume 1095, Page 594, Official Records of Wilson County Texas.

County of Sale: Wilson

Date of Sale (first Tuesday of month): March 4, 2014

Time of Sale: 12:00 p.m. (Noon)

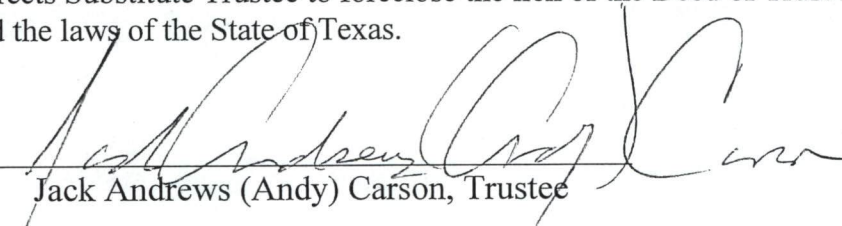
Place of Sale: Wilson County Courthouse, most north-easterly door of the Courthouse, being the courthouse door facing the office of the Wilson County Tax assessor-Collector, Floresville, Texas, at the place designated for sales by the commissioners court in instrument filed as Vol. 1253, Pg.671.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER 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 THIS NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


The Deed of Trust and Section 51.0075 of the Texas Property Code allow Mortgagee/Lender to remove the trustee and appoint a substitute trustee. Mortgagee/Lender removed the former trustee and appointed Jack Andrews (Andy) Carson as the trustee under the Deed of Trust and directed said trustee to offer the Property for sale toward the satisfaction of the Note.

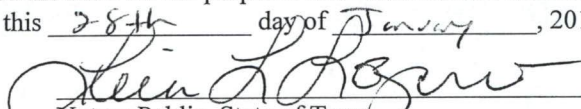
Notice is given that on the _____ to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the State of Texas.

The Deed of Trust and Section 51.0075 of the Texas Property Code allow Mortgagee/Lender to remove the trustee and appoint a substitute trustee. Mortgagee/Lender removes the present trustee and appoints the Substitute Trustee as the trustee under the Deed of Trust and directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the State of Texas.

By: 
Jack Andrews (Andy) Carson, Trustee

STATE OF TEXAS
COUNTY OF BURNET

Before me, , Notary Public, on this day personally appeared Jack Andrews (Andy) Carson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 28th day of January, 2014.


Notary Public, State of Texas



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: February 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 June 07, 2005 and recorded in Document VOLUME 1284, PAGE 299 real property records of WILSON County, Texas, with ERIC S. HEINSOHN AND AMY HEINSOHN, grantor(s) and LONG BEACH MORTGAGE COMPANY, mortgagee.

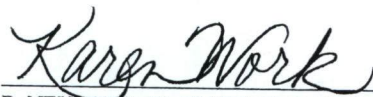
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ERIC S. HEINSOHN AND AMY HEINSOHN, securing the payment of the indebtednesses in the original principal amount of \$84,000.00, and obligations therein described including but not limited to the promissory note and all modifications, 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 71, RANCH COUNTRY SUBDIVISION, (UNIT III), CONTAINING 1.718 ACRES, MORE OR LESS, AS SHOWN ON PLAT RECORDED IN VOLUME 5, PAGE 4, 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. 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

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

On: Jan 13, 2014 at 03:19P
As a Recording

Total Fees : 2.00

Receipt Number - 161271
By:
Judy Fleming

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



NOS00000004096517

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: February 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 May 10, 2002 and recorded in Document VOLUME 1106, PAGE 906 real property records of WILSON County, Texas, with BRANDI N. ROBERTS AND JOE D ROBERTS, grantor(s) and CHASE MANHATTAN MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDI N. ROBERTS AND JOE D ROBERTS, securing the payment of the indebtednesses in the original principal amount of \$69,064.00, 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:

SURFACE ONLY OF LOT 1, FLORES OAKS ESTATES, SITUATED IN WILSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGES 1-2 OF THE 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. 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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 13, 2014 at 03:19P
As a Recording

Total Fees : 2.00

Receipt Number - 161271
By:
Judy Fleming


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

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



NOS00000004114591

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 13, 2014 at 09:19P
As a Recording

DEED OF TRUST INFORMATION:

Date: 11/01/2006
Grantor(s): JONATHAN G. SIKKEMA AND SONIA E. SIKKEMA, HUSBAND AND WIFE
Original Mortgagee: OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION
Original Principal: \$272,000.00
Recording Information: Book 1370 Page 269 Instrument 00019543
Property County: Wilson
Property:

Total Fees : 2.00

10.0 ACRE TRACT OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, AND BEING OUT OF A 34.62 ACRE TRACT AS RECORDED IN VOLUME 1136, PAGE 553, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT A FENCE POST AT THE SOUTH PROPERTY CORNER OF A 37.00 ACRE TRACT AND THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E;

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E, S 50 DEGREES 25 MINUTES 11 SECONDS W, A DISTANCE OF 210.53 TO A SET 1/2" IRON PIN FOR THE SOUTH CORNER OF THIS TRACT;

THENCE DEPARTING THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E, N 39 DEGREES 21 MINUTES 13 SECONDS W, A DISTANCE OF 2077.21 FEET TO A SET 1/2" IRON PIN FOR THE WEST CORNER OF THIS TRACT;

THENCE N 53 DEGREES 05 MINUTES 20 SECONDS E, A DISTANCE OF 210.72 FEET TO A SET 1/2" IRON PIN FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 39 DEGREES 21 MINUTES 13 SECONDS E, A DISTANCE OF 2067.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0 ACRES OF LAND.

Reported Address: 1025 STATE HIGHWAY 97 E, FLORESVILLE, TX 78114-3218

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, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4

Mortgage Servicer: Ocwen Loan Servicing, LLC

Current Beneficiary: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4

Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of February, 2014

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): Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

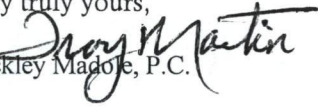
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in

the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Buckley Madole, P.C.

CAUSE NUMBER 11-08-0528-CVW

IN RE: ORDER FOR FORECLOSURE § IN THE DISTRICT COURT
CONCERNING §
§
§
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§
§
§

JONATHAN SIKKEMA, SONIA SIKKEMA,
Respondent(s), and

218TH JUDICIAL DISTRICT OF

WILSON COUNTY, TEXAS
§
§
§
§
§

1025 STATE HIGHWAY 97 E
FLORESVILLE, TX 78114-3218

ORDER ALLOWING FORECLOSURE

AMERICAN HOME MORTGAGE SERVICING, INC. AS SERVICER FOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4, Applicant, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Tex. Const. art. XVI, Section 50(a)(6)(D). Having considered the evidence presented, the Court finds that:

- 1. The Application complies with Rule 736(1);
- 2. The Respondents have not previously filed a response;
- 3. A copy of the Notice and certificate of service has been on file with the Clerk of the Court for at least ten days exclusive of the date of filing.

~~IT IS THEREFORE ORDERED that~~

- 1. AMERICAN HOME MORTGAGE SERVICING, INC. AS SERVICER FOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 together with its successors and assigns, is hereby authorized to serve a Notice of Sale upon Respondents and to proceed to foreclosure sale under the security agreement and Tex. Prop. Code § 51.002

concerning property with a street address of 1025 STATE HIGHWAY 97 E,
FLORESVILLE, TX 78114-3218 and described in the Real Property Records of WILSON
COUNTY, Texas as follows:

10.0 ACRE TRACT OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1,
AND BEING OUT OF A 34.62 ACRE TRACT AS RECORDED IN VOLUME 1136, PAGE 553,
OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, AND MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT A FENCE POST AT THE SOUTH PROPERTY CORNER OF A 37.00 ACRE
TRACT AND THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E;

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E, S 50 DEGREES
25'11"W, A DISTANCE OF 210.53 TO A SET 1/2" IRON PIN FOR THE SOUTH CORNER OF
THIS TRACT;

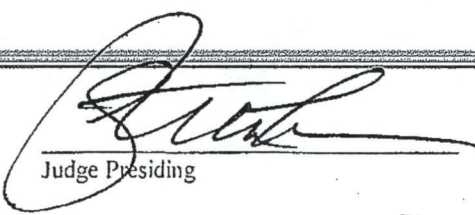
THENCE DEPARTING THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E, N 39
DEGREES 21'13"W, A DISTANCE OF 2077.21 FEET TO A SET 1/2" IRON PIN FOR THE
NORTH CORNER OF THIS TRACT;

THENCE N 53 DEGREES 05'20"E, A DISTANCE OF 210.72 FEET TO A SET 1/2" IRON PIN
FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 39 DEGREES 21'13"E, DISTANCE OF 2067.40 FEET TO THE POINT OF
BEGINNING AND CONTAINING 10.0 ACRES OF LAND.

2. A copy of this Order shall be sent to Respondents with the Notice of Sale.
3. Applicant may communicate with the Respondents and all third parties as reasonably
necessary to conduct the foreclosure sale.
4. If Respondents are represented by counsel, the Notice of Foreclosure Sale date shall also be
mailed to counsel by certified mail.

Signed this 22 day of November 2011


Judge Presiding

Return to:

Brice, Vander Linden & Wernick, P.C.
Attn: Adam Flloyd
9441 LBJ Freeway, Suite 250
Dallas, Texas 75243
Fax: 972-643-6699

Motion For Default Pkg

FILED FOR RECORD
WILSON COUNTY, TEXAS
2011 NOV 22 PM 3:24
9489-1665



DEBORAH BRYAN
WILSON COUNTY DISTRICT CLERK
1420 3RD STREET
FLORESVILLE, TX 78114
830-393-7322
830-393-7319—FAX

Paula Krueger,
Chief Deputy Clerk
Sharon Scriven,
Deputy Clerk
Aurora Garcia,
Deputy Clerk
Victoria Tejada,
Deputy Clerk

November 23, 2011

Jonathan & Sonia Sikkema
1025 State Highway 97 E
Floresville, Texas 78114

In accordance with the provisions of Rule 306(a) (3) and/or Rule 239(a) of the Texas 11-08-0528-CVW in the 81st/218th Judicial District Court of Wilson County, Texas, styled: IN RE: ORDER FOR FORECLOSURE CONCERNING JONATHAN & SONIA SIKKEMA, 1025 STATE HIGHWAY 97 E, FLORESVILLE, TEXAS 78114, an order disposing of the case or an appealable order was filed on the 22nd day of November 2011.

Interlocutory Judgment

Dismissal order (includes non-suits)

Final Judgment, Default Judgment, Agreed Judgment or Other Appealable Order

Non-Disclosure

Expunction

DEBORAH BRYAN
Wilson County District Clerk

Victoria Tejada Deputy Clerk

cc: R. Kendall Yow, Attorney for Plaintiff

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 13, 2014 at 02:19P
As a Recording

DEED OF TRUST INFORMATION:

Date: 07/16/1999
Grantor(s): RAMON GONZALES, RHONDA G. GONZALES
Original Mortgagee: GREEN TREE FINANCIAL SERVICING CORPORATION
Original Principal: \$35,000.00
Recording Information: Book 1005 Page 307 Instrument 83217
Property County: Wilson
Property:

Total Fees : 2.00

LOT 11, BLOCK 1 RICHARD HERITAGE SUBDIVISION SITUATED WITHIN THE CITY LIMITS OF WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 3, PAGE 70 OF MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Reported Address: PARCEL ID: GF#32171
112 BOSSIER ST, POTH, TX 78147

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of February, 2014
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): Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and


WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

CAUSE NUMBER 13-07-0444-CVW

IN RE: ORDER FOR FORECLOSURE
CONCERNING

112 BOSSIER ST
POTH, TX 78147

UNDER TEX. R. CIV. PROC. 736

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IN THE DISTRICT COURT

218TH JUDICIAL DISTRICT OF

WILSON COUNTY, TEXAS

DEFAULT ORDER ALLOWING FORECLOSURE

U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution article 16, section 50(a)(6)(D) (Application). Having considered the evidence presented, the Court finds that:

1. the Application complies with Rule 736.1;
2. the Application was properly served in accordance with Rule 736.3;
3. a respondent did not file a response to the Application by the due date; and
4. the return of service has been on file with the Clerk of the Court for at least 10 days; and
5. Petitioner has established the basis for foreclosure and the Court finds that:
 - (a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created under Texas Constitution article XVI, section 50(a)(6). A debt exists.
 - (b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.

(c) The obligation secured by the lien sought to be foreclosed is in default.

(d) The requisite notice to cure the default has 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. 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.

IT IS THEREFORE ORDERED that:

1. U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A together with its successors and assigns, is hereby authorized to serve Notice of Sale upon each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code section 51.002 concerning the property with a commonly known mailing address of 112 Bossier St, Poth, TX 78147 and legal description as described in the Real Property Records of Wilson County, Texas as follows:

LOT 11, BLOCK 1 RICHARD HERITAGE SUBDIVISION
SITUATED WITHIN THE CITY LIMITS OF WILSON
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF AS RECORDED IN VOLUME 3, PAGE 70 OF MAP
AND PLAT RECORDS OF WILSON COUNTY, TEXAS.
PARCEL ID: GF#32171

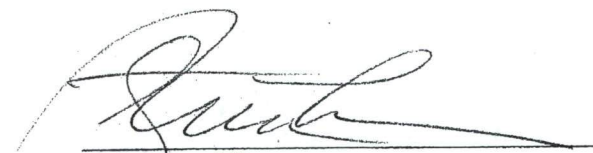
2. The name and last known address of each respondent subject to the order are:


Ramon Gonzales, Respondent, whose last known address is
PO BOX 243, Poth, TX 78147

Rhonda G. Gonzales, Respondent, whose last known address is
PO BOX 243, Poth, TX 78147.

3. The recording or indexing information of each lien to be foreclosed is as follows: Book 1005, Page 307, Instrument Number 83217
4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil Procedure.
5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.
6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if Respondents are represented by counsel.

Signed, this 17 day of September, 2013.


Judge Presiding

FILED FOR RECORD
WILSON COUNTY, TEXAS
2013 SEP 17 PM 2:08
DEBORAH BRYAN
DISTRICT CLERK
BY: 
DEPUTY

Return to:

BUCKLEY MADOLE, P.C.
Attn: Home Equity Department
9441 LBJ Freeway, Suite 250
Dallas, TX 75243
Fax: (972) 643-6699

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 2, 2014

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

Deed of Trust:

On: Jan 08, 2014 at 08:26A
As a Recording

Date: June 14, 2012

Total Fees : 2.00

Grantor: EMENEE'S, INCORPORATED
1517 A Street
Floresville, Texas 78114

Receipt Number - 161083
By:
Frances Cherry

Grantor's County: Wilson County, Texas

Beneficiary: FALLS CITY NATIONAL BANK
P. O. Box 339
Falls City, Texas 78113

Trustee: GERALD V. SEKULA
P. O. Box 339
Falls city TX 78113

Substitute Trustee: HOWARD C. BERGER
433A West Oaklawn
Pleasanton, Texas 78064

Recording Information: Vol. 1666, Page 553 of the Official Public Records of Wilson County, Texas.

Property:

All that certain 12.99 acres out of the S. & J. Arocha Grant, A-1, in Wilson County, Texas; and being known as tract 2 in a partition of 25.98 acres described in Deed dated March 21, 2001, to eMenEe's, Inc. and JanCo H.D., Inc. recorded in Vol. 1060, Page 129 of the Official Public Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at found pin on the northwest right-of-way line of St. Hwy. 97 for the south corner of the Harry Roman, et al, land as recorded in Vol. 1051, Page 428 of the

Official Public Records of Wilson County, Texas, and the east corner of said 25.98 acre parent tract and of this tract;

THENCE S. 48° 38' 53" W., with said right-of-way line, a distance of 286.37 feet to a set ½" rebar for the south corner of this tract and east corner of a second 12.99 acre tract called Tract 1 in said partition;

THENCE N. 40° 39' 02" W., across said 25.98 acre parent tract with the common line of said Tract 1 and of this tract, a distance of 1974.64 feet to a set ½" rebar for a common corner on the southeast line of the Allen L. Gilley, Jr. land as recorded in Volume 944, Page 693 of the Official Public Records of Wilson County, Texas;

THENCE N. 48° 48' 40" E., (record bearing per the Deed) with the common line of said Gilley land and of this tract, a distance of 284.78 feet to a found pin for the north corner of said 25.98 acre parent tract on the southwest line of the Harry Roman, et al, land as recorded in Volume 1111, Page 27 of the Official Public Records of Wilson County, Texas;

THENCE S. 41° 20' 08" E., with the common line of said Roman, et al, land and of this tract, a distance of 212.80 feet to a found pin for a common corner of last said Roman, et al, land and said Roman, et al, land as recorded in Volume 1051, Page 428 of the Official Public Records of Wilson County, Texas, and an angle point of said parent tract and of this tract;

THENCE S. 40° 37' 09" E., continuing with last common line, a distance of 1761.03 feet to the POINT OF BEGINNING.

And being the same property described in Deed dated July 7, 2005, executed by JanCo H.D., Inc. to eMenEe's, Inc., recorded in Volume 1309, Page 160 of the Official Public Records of Wilson County, Texas.

Note

Date: June 14, 2012
Amount: \$48,000.00
Debtor: EMENEE'S, INCORPORATED and DEBTOR2
Holder: FALLS CITY NATIONAL BANK
Date of Sale of Property: February 4, 2014
Time of Sale of Property: 10:00 a.m.

Place of Sale of Property: 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.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

SIGNED this the 17th day of January, 2014.

Respectfully submitted,



HOWARD C. BERGER
State Bar I.D. #02191250
433A West Oaklawn
Pleasanton, Texas 78064
Telephone (830) 569-3771
Facsimile (830) 569-5171
Website: www.howardcberger.com
Email: Howardcberger1@aol.com