

Notice of Foreclosure Sale

November 9, 2017

FILED

2017 NOV -9 P 1:48

DEED OF TRUST ("Deed of Trust"):

Dated: May 16, 2014
Grantor: Rodolfo Alvarez and Autumn Alvarez
Trustee: Kinnan Stockton
Lender: First State Bank, Louise
Recorded in: Instrument Number 201405644 of the real property records of Victoria County, Texas.


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Legal Description: Being Lot Number Nine (9), in Block Number Five (5), of Crestview Estates, Section I, a subdivision in Victoria County, Texas, according to the map or plat thereof recorded in Volume 4, Page 46, Plat Records, Victoria County, Texas

Substitute Trustee: Ashley N. Tegeler
Substitute Trustee's Address: P.O. Box 1567, El Campo, Texas 77437

Secures: **NOTE** ("Note") in the original principal amount of \$76,500.00, executed by Rodolfo Alvarez and Autumn Alvarez ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, December 5, 2017
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place: THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET, Victoria

County Courthouse, 115 N. Bridge Street, Victoria, Texas 77901 or at such other place as may be designated by the Victoria County Commissioners Court.

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 First State Bank, Louise'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, First State Bank, Louise, 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 First State Bank, Louise's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First State Bank, Louise'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 First State Bank, Louise 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 First State Bank, Louise. 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.

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.



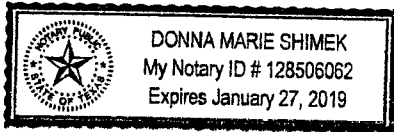
ASHLEY N. TEGELER
Substitute Trustee

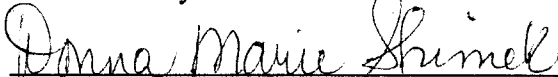
STATE OF TEXAS)

COUNTY OF WHARTON)

Before me, the undersigned notary public, on this day personally appeared Ashley N. Tegeler, 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 9th day of November 2017.





Notary Public, State of Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

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.

WHEREAS, by that certain Deed of Trust dated January 14, 2005, executed by GILBERT GARCIA (the "Grantor"), to TROY GOTSCHALL (the "Trustee"), recorded in Instrument #200500998 DEED RECORDS, VICTORIA County, Texas, reference to which is hereby made for all purposes, Grantors conveyed to the Trustee that certain real property hereinafter described, ("the Property"), which Deed of Trust secures the payment of that certain \$17,490.00 promissory note ("the Note") therein described; and

WHEREAS, FCI Lender Services, Inc. whose address is P.O. Box 27370, Anaheim Hills, CA 92809-0112, is the duly authorized mortgage Servicer for Arcadian Mortgage, who is the Mortgagee; and

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

WHEREAS, default has occurred under the terms of the Note and Deed of Trust, and the entire unpaid principal balance and all accrued but unpaid interest owing under the Note has been accelerated and is now wholly due, and the owner and holder of the Note has requested the undersigned to sell the Property in accordance with Section 51.002 of the Texas Property Code and the terms of the Deed of Trust, in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday December 5, 2017, that being the first Tuesday of said month, between 11:00 o'clock a.m. and three (3) hours thereafter, the undersigned will sell the Property **AT THE AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE, 115 NORTH BRIDGE STREET, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, VICTORIA COUNTY, TEXAS** as the area where such sales are to take place. The Property will be sold to the highest bidder for cash.


The Real Property is described as follows:

TRACT I: BEING Lot Number Thirty-Two (32), in Block Number One (1) of TANGERINE UNIT I, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 146, Map and Plat Records, Victoria County, Texas; Reference to which is herenow made for all purposes.

TRACT II: BEING a yard and outdoor use easement across a portion of Lot Number Thirty-One (31), in Block Number One (1), of TANGERINE UNIT I, an addition to the City of Victoria, Victoria County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

More commonly known as 408 Rattan Drive, Victoria, TX 77901-3732

EXECUTED as of November 13, 2017.


Timothy J. Harvard, or Leslye Evans, or Jo Woolsey, or W.D. Larew, or Vicki Hammonds, or Arnold Mendoza, as Substitute Trustee



FILED

2017 NOV 13 A 8:38

Paidi Coaley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

**YARD USE EASEMENT
Out of Lot 31, Block 1
Tangerine Unit I Subdivision**

THE STATE OF TEXAS §

COUNTY OF VICTORIA §

§
§

BEGINNING at the most Easterly corner of Lot 31, Block 1, Tangerine Unit I Subdivision, as recorded December 11, 1981, in Volume 6, Page 146, Plat Records of Victoria County, Texas;

THENCE South 44° 47' 05" West a distance of 51.1 feet to a point for a corner;

THENCE North 45° 51' 15" West a distance of 11.5 feet to a point for a corner;

THENCE North 44° 57' 05" East with the Southeasterly wall of the garage and residence a distance of 29.1 feet to a point for a corner;

THENCE with the front of the garage North 45° 51' 15" West a distance of 1.4 feet to a point for a corner;

THENCE North 44° 47' 05" East a distance of 22.0 feet to a point for a corner;

THENCE with the Southwesterly boundary line of Rattan Drive South 45° 51' 15" East a distance of 12.9 Feet to the PLACE OF BEGINNING.

UPON RECORDING, PLEASE RETURN TO:
WHITAKER, CHALK, SWINDLE & SCHWARTZ PLLC
301 Commerce Street, Suite 3500
Fort Worth, Texas 76102
Attn: LoVonda Van Doren

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JAMES DUCKWORTH and EMILY DUCKWORTH of Victoria County, Texas, dated June 9, 2004, and duly recorded as Instrument No. 200407717, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, December 5, 2017, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

BEING Lot Number Five (5), in Block Number "A", of BOULEVARD ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in the Plat Records of Victoria County, Texas;

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

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.

Executed this 13th day of November, 2017.

FILED

2017 NOV 13 P 3:01

DH
Deirdre Bailey
COUNTY CLERK
VICTORIA COUNTY, TEXAS


HOWARD R. MAREK,
Substitute Trustee
203 N. Liberty
Victoria, Texas 77901
361-573-5500 Telephone
361-570-2184 Facsimile

FILED

Notice of Trustee's Sale

2017 NOV 14 P 2: 53

Date: November 14, 2017

Trustee: Stephen A. Beal

Deidi Cooley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Street Address for Trustee: 104 S. Pecos Midland, Midland County, Texas 79701

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated July 17, 2011, from Maker, Mr. Jorge A. Vazquez and Mr. Dolores Vazquez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$50,400.00

Deed of Trust

Date: July 17, 2011

Recording Information: Filed on July 20, 2011, and recorded under document number 201107239 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jorge A. Vazquez and Mr. Dolores Vazquez, as husband and wife

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING Lot Number Six (6), in Block Number Twelve (12), of GREENBRIAR PLACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): December 5, 2017

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its

equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.


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 from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or 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. 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.

"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 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."


STEPHEN A. BEAL, TRUSTEE

FILED

Notice of Trustee's Sale

2017 NOV 14 P 2: 56

Date: November 14, 2017

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos, Midland, Midland County, Texas 79701

Didi Casley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated July 26, 2013, from Maker, Mr. Crispin Gonzales and Ms. Frances Irma Gonzalez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$99,000.00

Deed of Trust

Date: July 26, 2013

Recording Information: Filed on August 12, 2013, and recorded under document number 201309770 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Crispin Gonzales and Ms. Frances Irma Gonzalez, as husband and wife

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING Lot Number Nine (9), in Block Number Six (6), of MAYFAIR TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 23 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

Date of Sale (first Tuesday of month): December 5, 2017

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

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 from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or 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. 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.

"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 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."



STEPHEN A. BEAL, TRUSTEE

Notice of Trustee's Sale

FILED

Date: November 13, 2017

2017 NOV 14 P 3:09

Trustee: Clay E. Morgan

DG
P. D. Crisley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/31/2014, in the original principal amount of \$75,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/31/2014, executed by Farrell Allen Flowers to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201412306 of the Official Public Records of Victoria County, Texas

Property: (Tract 85) 10.062 acre tract of land in the A.E. Noble Survey, A-380 in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): December 5, 2017

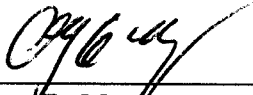
Time of Sale: 1:00 p.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 85, A 10.062 ACRE TRACT IN THE A.E. NOBLE SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 10.062 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 73 deg. 51 min. 21 sec. W, 469.12 feet; at 107.33 feet along the arc pass a 5/8 inch iron rod set where same intersects another 60 foot access easement, 471.05 feet in all to a 60d nail set.

THENCE continuing with the center of said 60 foot access easement, N 82 deg. 51 min. 06 sec. W, 1489.61 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with said line N 82 deg. 51 min. 08 sec. W, 504.47 feet to a 5/8 inch iron rod found where same intersects the east line of the Richard Clyde Chamrad 100 acre tract recorded in Volume 820, Page 214, Victoria County Deed Records, the southwest corner of the Nine Mile Investments 510.086 acre tract, for the southwest corner of this tract.

THENCE with the west line of the 510.086 acre tract and the east line of the Chamrad 100 acre tract and the Mary Gayle Braman Trust 30 acre tract, N 44 deg. 39 min. 10 sec. E, at 37.82 feet pass a 5/8 inch iron rod Set for Reference, at 753.39 feet pass a fence corner post found at the common corner of the Chamrad and Braman tracts, 1319.11 feet in all to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 45 deg. 20 min. 50 sec. E, 400.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 44 deg. 39 min. 10 sec. W, at 974.30 feet pass a 5/8 inch iron rod Set for Reference, 1012.12 feet in all to the POINT OF BEGINNING, containing 10.062 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-85

Date Created: 01-28-13


Notice of Trustee's Sale

FILED

Date: November 13, 2017

2017 NOV 14 P 3:12

Trustee: Clay E. Morgan


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 4/22/2016, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/22/2016, executed by Deana Jo Villarreal to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201604371 of the Official Public Records of Victoria County, Texas

Property: (Tract 29) Section 2 - a 5.022 acre tract in G.A. Levi Survey, A-373 in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): December 5, 2017


Time of Sale: 1:00 p.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.022 ACRE TRACT IN THE G.A. LEVI SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 29, Willow Creek Ranch 2, an unrecorded subdivision, a 5.022 acre tract or parcel of land out of and being a part of the G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cilburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cilburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the southeast line of the Nine Mile Investments 423.001 acre tract and northwest line of the Javer 301.77 acre tract, S 43 deg. 56 min. 33 sec. W, at 36.04 feet pass a 5/8 inch iron rod Found for Reference in the south line of Willow Creek Ranch Road, 2723.83 feet in all to a rock found near a fence corner, the north corner of that certain 263 acre tract described as Tract 1 in a deed from Natalan Mayer to Nelson Janssen, recorded in Vol. 310, Page 320, Victoria County Official Records, the west corner of the Javer 301.77 acre tract, for an angle of the 423.001 acre tract.

THENCE continuing with a northwest line of the Janssen 263 acre tract, S 44 deg. 03 min. 22 sec. W, 3510.63 feet to a rock found at an interior corner of the Janssen 263 acre tract and angle corner of the 423.001 acre tract.

THENCE with a northeast line of the Janssen 263 acre tract and the southwest line of the 423.001 acre tract, N 35 deg. 42 min. 28 sec. W, 2361.61 feet to a rock found in the northwest line of the Levi Survey and southeast line of the I.R.R. Co. No. 7, Survey, A-198, continuing with said line N 45 deg. 35 min. 25 sec. E, 1187.79 feet to an iron rod found at an interior corner of the 423.001 acre tract, the east corner of a 21.513 acre tract described as Tract III in the before said deed to Janssen.

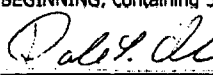
THENCE with a tie line, S 44 deg. 30 min. 21 sec. E 122.68 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the west corner of this tract.

THENCE N 43 deg. 56 min. 33 sec. E, at 488.95 feet pass a 5/8 inch iron rod set for reference in the southwest line of Madrone Lane, a 60 foot roadway easement, 518.95 feet in all to the center of Madrone Lane, for the north corner of this tract.

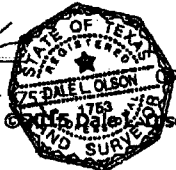
THENCE with the center of Madrone Lane, S 46 deg. 03 min. 23 sec. E, 417.01 feet to a point where same intersects the center of Sumac Road, a 60 foot roadway easement, for the east corner of this tract.

THENCE with the center of Sumac Road, S 43 deg. 56 min. 33 sec. W, 530.23 feet to a point for the south corner of this tract,

THENCE N 44 deg. 30 min. 21 sec. W at 30.00 feet pass a 5/8 inch iron rod set for reference in the northwest line of Sumac Road, 417.16 feet in all to the POINT OF BEGINNING, containing 5.022 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor

Order# 15-323-32s_29



Michael D. Olson
Reg. Pro. Land Surveyor 5386

Olson Surveying Co.

Date Created: 7-31-15

Notice of Trustee's Sale

FILED

2017 NOV 14 P 3:14

Deidi Craley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: November 13, 2017
Trustee: Clay E. Morgan
Lender: WC Ranches, LLC
Note: Real Estate Lien Note dated 4/28/2017, in the original principal amount of \$51,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/28/2017, executed by Jennifer and SaDeddrick Williams to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201704626 of the Official Public Records of Victoria County, Texas

Property: Tract 23, Sec. 2 - A 5.011 acre tract in the G.A. Levi Survey, A-373 in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): December 5, 2017

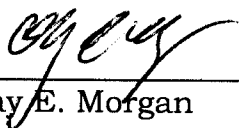
Time of Sale: 1:00 p.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.011 ACRE TRACT IN THE G.A. LEVI SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 23, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.011 acre tract or parcel of land out of and being a part of the G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the southeast line of the Nine Mile Investments 423.001 acre tract and northwest line of the Javer 301.77 acre tract, S 43 deg. 56 min. 33 sec. W, at 36.04 feet pass a 5/8 inch iron rod Found for Reference in the south line of Willow Creek Ranch Road, 2723.83 feet in all to a rock found near a fence corner, the north corner of that certain 263 acre tract described as Tract 1 in a deed from Natalan Mayer to Nelson Janssen, recorded in Vol. 310, Page 320, Victoria County Official Records, the west corner of the Javer 301.77 acre tract, for an angle of the 423.001 acre tract.

THENCE continuing with the southeast line of the 423.001 acre tract, S 44 deg. 03 min. 22 sec. W, 3510.63 feet to a 5/8 inch iron rod found at an interior corner of the Janssen 263 acre tract and the south corner of the 423.00 acre tract.

THENCE with a northeast line of the Janssen 263 acre tract and the southwest line of the 423.001 acre tract, N 35 deg. 42 min. 28 sec. W, 1778.32 feet to a 5/8 inch iron rod set.

THENCE N 46 deg. 03 min. 27 sec. W, at 299.75 feet pass a 5/8 inch iron rod set in the cul-de-sac of Sumac Road, a 60 foot roadway easement, 721.69 feet in all to the POINT OF BEGINNING, for the west corner of this tract.

THENCE continuing with the center of Sumac Road, N 43 deg. 56 min. 33 sec. E, 362.00 feet to a point for the north corner of this tract.

THENCE S 46 deg. 03 min. 27 sec. E, at 30.00 feet pass a 5/8 inch iron rod set in the southeast line of Sumac Road, 603.00 feet in all to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 43 deg. 56 min. 33 sec. W, 362.00 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 46 deg. 03 min. 27 sec. W, at 573.00 feet pass a 5/8 inch iron rod Set for Reference in the southeast line of the before said Sumac Road, 603.00 feet in all to the POINT OF BEGINNING, containing 5.011 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order# 15-323-32s_23

Date Created: 7-31-15