

FILE No. 9131
County Clerk, Victoria County, Texas

Notice of [Substitute] Trustee 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: 03/07/2017

Time: The sale will begin at **11:00 AM** or not later than three hours after that time

Place: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 - THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 217 Navajo Drive, Victoria, TX 77904

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/30/2004 and recorded 07/30/2004 in Document 200410554, Book --- Page ---, real property records of Victoria County Texas, with Robert L. Delgado, a single person and Blanca N. Hernandez, a single person grantor(s) and Alethes LLC, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Robert L. Delgado, a single person and Blanca N. Hernandez, a single person securing the payment of the indebtedness in the original principal amount of \$ **106,657.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and the deed of trust or contract lien.

FILED

2017 JAN 13 P 2:21

Deirdre Coaley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

Lot number twenty-two (22), in Block number nineteen (19), of Cimarron Unit IV, 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, at page 90 of the plat records of Victoria County, Texas, to which reference is Heremade for descriptive purposes.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

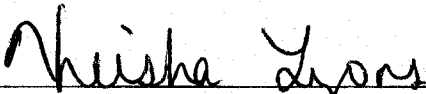
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

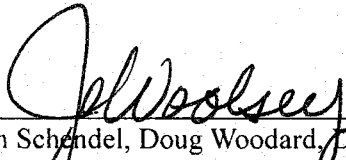
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: January 9, 2017



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Pamela Thomas, Jo Woolsey, Bob Frisch, Jamie Steen, Jodi Steen, Leslye Evans, W.D. Larew, Vicki Hammonds, Oscar Caballero, Donna Caballero, Arnold Mendoza, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Chance Oliver, Max Murphy or Bret Allen, – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FILE No. 9134
County Clerk, Victoria County, Texas

FILED

Notice of Foreclosure Sale

2017 JAN 25 P 12:44

January 20, 2017

Deirdre Crosby
OH
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust:

Dated: May 21, 2010

Grantor: Vivian J. Janysek

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Under Clerk's File Number 201006652 among the Official Public Records of Victoria County, Texas.

Secures: Real Estate Lien Rate ("Note") in the original principal amount of \$58,572.04 executed by Vivian J. Janysek ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

Lot Number 18 of Block Number 16 of Quail Creek West, Blocks 7, 8, 16, and 17, a Subdivision to the City of Victoria, Victoria County, Texas, as shown by a Plat recorded at Vol. 5, Page 29 of the Map and Plat Records of Victoria County, Texas.

Substitute Trustee: Howard C. Berger

Substitute Trustee's Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, March 7, 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.

Place: At the front of the East door of the Courthouse Building located at 115 North Bridge Street in Victoria County, Texas, or if the preceding area is no longer the designated area, then the area most recently 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 Lender'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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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.

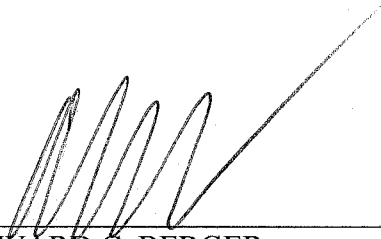
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the 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.



HOWARD C. BERGER

State Bar I. D. # 02191250

433A West Oaklawn, Pleasanton, Texas 78064

Telephone (830) 569-3771 / Cell Phone (210) 392-7210

Facsimile (830) 569-5171

Email: howard@reliabletitlecompany.com

Website: www.howardcberger.com

Attorney for the Falls City National Bank

tdt/Berger/FCNB to Janysek, Vivian

2017 JAN 26 A 11:09

Deidi Craley
DH
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: December 16, 2013
Amount: \$342,000.00
Grantor(s): JURGEN PABST and NADINE PABST

Original Mortgagee: WALLICK AND VOLK, INC.
Current Mortgagee: PACIFIC UNION FINANCIAL, LLC

Mortgagee Address: PACIFIC UNION FINANCIAL, LLC, 1603 LBJ FRWY, #500, FARMERS BRANCH, TX 75234

Recording Information: Document No. 201315117

Legal Description: BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER THREE (3), OF THE SUMMIT AT SPRINGWOOD, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 159A AND 159B, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: March 7, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PATRICIA SANDERS OR JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA OR JAMIE STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Aaron Espinoza
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-017550

Jamie Steen
PATRICIA SANDERS OR JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA OR JAMIE STEEN
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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, on 5/26/2004, TAMARA S. TUCKER, A SINGLE PERSON , executed a Deed of Trust conveying to MONICA S. THOMPSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 200407254, Volume XX, Page XX, and unrecorded loan modification dated 2/22/2016 in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA 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 3/7/2017 beginning not earlier than 11:00 AM, or not later than three hours thereafter, I will sell said Real Estate in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

BEING ALL OF LOT NO. TEN (10), IN BLOCK NO. NINE (9), OF TANGLEWOOD SECTION IV, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 4, PAGE 40, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 613 MAPLEWOOD DRIVE, VICTORIA, TX 77901

Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

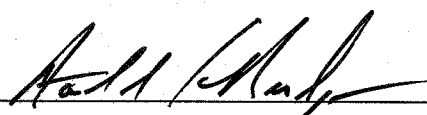
Reinstatement Line: (800) 401-6587

Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 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, Jan. 26, 2017

When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134


Leslie Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds,
Arnold Mendoza, ,
Substitute Trustee



FILED

2017 JAN 26 A 11:29

DH
Debi Cosby

COUNTY CLERK
VICTORIA COUNTY, 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: March 07, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET 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 February 11, 2013 and recorded in Document CLERK'S FILE NO. 201301802 real property records of VICTORIA County, Texas, with DERICK TAYLOR SCHULTE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DERICK TAYLOR SCHULTE, securing the payment of the indebtednesses in the original principal amount of \$83,460.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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 in the attached Exhibit A.

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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361

PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, OR DONNA CABALLERO
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____

Date: _____

FILED

2017 JAN 30 P 12:28

DH
Patricia Sanders
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

TRACT I:

BEING LOT NUMBER TWENTY-SEVEN (27), 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 153 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

TRACT II:

MAINTENANCE AND YARD USE EASEMENT OUT OF LOT 26, BLOCK I TANGERINE UNIT I SUBDIVISION

THE STATE OF TEXAS

COUNTY OF VICTORIA

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 26, BLOCK 1, TANGERINE UNIT 1 SUBDIVISION, AS RECORDED DECEMBER 11, 1981, IN VOLUME 6, PAGE 146, PLAT RECORDS OF VICTORIA COUNTY, TEXAS;

THENCE SOUTH 44 DEG. 47' 05" WEST FOR A DISTANCE OF 48.3 FEET TO A POINT FOR A CORNER;

THENCE NORTH 45 DEG. 51' 15" WEST FOR A DISTANCE OF 11.5 FEET TO A POINT FOR A CORNER;

THENCE WITH THE SOUTHEAST WALL OF THE GARAGE AND RESIDENCE NORTH 44 DEG. 47' 05" EAST FOR A DISTANCE OF 28.3 FEET TO A POINT FOR A CORNER;

THENCE WITH THE FRONT OF THE GARAGE NORTH 45 DEG. 51' 15" WEST FOR A DISTANCE OF 1.4 FEET TO A POINT FOR CORNER;

THENCE WITH THE SOUTHEAST EDGE OF THE CONCRETE DRIVE NORTH 44 DEG. 47' 05" EAST FOR A DISTANCE OF 20.0 FEET TO A POINT FOR A CORNER

THENCE SOUTH 45 DEG. 51' 15" EAST FOR A DISTANCE OF 12.9 FEET TO THE PLACE OF BEGINNING.



NOS0000005995857

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: March 07, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

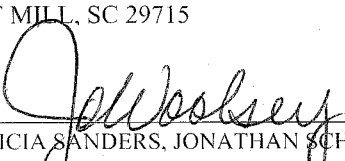
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 11, 2008 and recorded in Document VOLUME 200814184 real property records of VICTORIA County, Texas, with WILL C. KINNISON AND KRISTI M. KINNISON, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILL C. KINNISON AND KRISTI M. KINNISON, securing the payment of the indebtednesses in the original principal amount of \$98,176.00, 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 in the attached Exhibit A.

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


PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, OR DONNA CABALLERO
Substitute Trustee

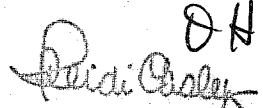
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

FILED

2017 JAN 30 P 12:30


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING LOT NUMBER THIRTEEN (13), IN BLOCK NUMBER NINE (9), OF CEDAR RIDGE ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, AT PAGE 3 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.



NOS00000006527550

FILE No. 9140
County Clerk, Victoria County, Texas
Notice of Substitute Trustee's Sale

Date: January 30, 2017
Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated January 7, 2010 in the original principal amount of \$96,662.00

Deed of Trust

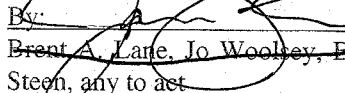
Date: January 7, 2010
Grantor: Nelda Anita Flores and Abel Flores
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 201000411, of the Official Public Records of Real Property of Victoria County, Texas
Property: Being a 0.517 acre (22,500 square foot) tract of land situated in the Polito Castillo League, Abstract No. 17, Victoria County, Texas, said 0.517 acre tract being comprised of Lot Twenty (20) and the northwest one-half (1/2) of Lot Twenty-One (21) of Countryside Subdivision, an addition in Victoria County, Texas, as recorded in Volume 2, Page 11 of the Plat Records of Victoria County, Texas, said 0.517 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)
County: Victoria
Date of Sale (first Tuesday of month): March 7, 2017
Time of Sale: 11:00 am - 2:00 pm
Place of Sale: In the area designated by the Commissioners Court of such County, 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).

Mortgagee has appointed Brent A. Lane, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: 
~~Brent A. Lane, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act~~

FILED

Law Office of Beard & Lane, P.C. - (281) 897-8848

2017 JAN 30 P 12:38

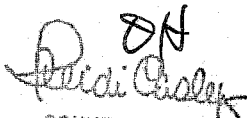

Jodi Steen
COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

THE STATE OF TEXAS}
COUNTY OF VICTORIA}

Being a 0.517 acre (22,500 square foot) tract of and land situated in the Polito Castillo League, Abstract No. 17, Victoria County, Texas, said 0.517 acre tract being comprised of Lot Twenty (20) and the northwest one-half (1/2) of Lot Twenty-one (21) of Countryside Subdivision, an addition in Victoria County, Texas, as recorded in Volume 2, Page 11 of the Plat Records of Victoria County, Texas, said 0.517 acre tract being the same tract of land conveyed from Ursula Powell Diebel to Abel Flores, et ux by deed dated August 20, 2009 as recorded in Official Records Instrument No. 200909046 of Victoria County, Texas, and the residual one-half (1/2) of Lot Twenty-one (21) conveyed from South Texas Savings Association to Abel Flores, et ux by deed dated April 29, 1988 as recorded in Volume 1476, Page 840 of the Deed Records of Victoria County, Texas, said 0.517 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the North corner of the herein described tract, said iron rod also being the North corner of Lot 20, the East corner of Lot 19, and in the southwest right-of-way line of State Highway 185 (90' R.O.W.);

THENCE, South 35°25'00" East, with the northeast line of Lot 20 and the southwest right-of-way line of State Highway 185, passing at a distance of 100.00 feet the East corner of Lot 20 and the North corner of Lot 21, and continuing for an overall distance of 150.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the East corner of the herein described tract, said iron rod also being the North corner of a 0.172 acre tract of land conveyed from Abel Flores, et ux to Ernest F. Quintanilla, Jr., et ux as recorded in Official Records Instrument No. 200411288 of said county;

THENCE, South 54°31'00" West, crossing Lot 21 and with the northwest line of the 0.172 acre Quintanilla tract, a distance of 150.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the South corner of the herein described tract, said iron rod also being the South corner of the residual one-half of Lot 21, the West corner of the 0.172 acre Quintanilla tract, and in the northeast line of Lot 2 of said subdivision;

THENCE, North 35°25'00" West (basis of bearing), with the northeast line of Lot 2, passing at a distance of 50.00 feet a 5/8 inch diameter iron rod found for the common corner of Lot 20, Lot 21, Lot 2, and Lot 3, and continuing for an overall distance of 150.00 feet to a 5/8 inch diameter iron rod found for the West corner of the herein described tract, said iron rod also being the common corner of Lot 20, Lot 3, Lot 4, and Lot 19;

THENCE, North 54°31'00" East, with the common line between Lot 20 and Lot 19, a distance of 150.00 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 0.517 acres (22,500 square feet) of land, more or less.

FILE No. 9143
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

Date: February 1, 2017

Substitute Trustee: Robert Carl Bedgood

Substitute Trustee's Address: P. O. Box 4807, Victoria, Texas 77903

Borrower: Raymond Charles DiGhangi and Rebecca Grace DiGangi

Borrower's Address: 407 N. Moody Street, Victoria, Texas 77901

Mortgagee: Donald R. Kelly

Mortgagee's Address: 1310 Second Street, Palacios, Texas 77465

Deed of Trust:

Vendor's Lien retained in Deed dated July 15, 2011, recorded under Clerk's File #201107187, Official Records of Victoria County, Texas, executed by Donald R. Kelly to Raymond Charles DiGangi and Rebecca Grace Digangi, securing the payment of one note of even date therewith, in the principal sum of \$275,000.00, payable to Donald R. Kelly, and additionally secured by Deed of Trust of even date therewith to Kelly Garrett Kucera, Trustee, filed for record in the office of the County Clerk of Victoria County, Texas said Deed of Trust recorded under Clerk's File #201107188, Official Records of Calhoun County, Texas.

Property:

BEING Lot No. Four (4) Block No. Seventy-one (71), of City of Victoria, an addition in Victoria County Texas, according to the established map and plat of said Addition of record in Volume 3 Page 67, of the Map and Plat Records of Victoria County, Texas. And all personal property secured by the security agreement included in the Deed of Trust.]

County: Victoria

Date of Sale: March 7, 2017

Time of Sale: At 10:00 a. m. or within three hours thereof

Place of Sale: at the entrance to the Courthouse in Victoria, Victoria County, Texas being the area designated by the county commissioner's court for foreclosure sales

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.

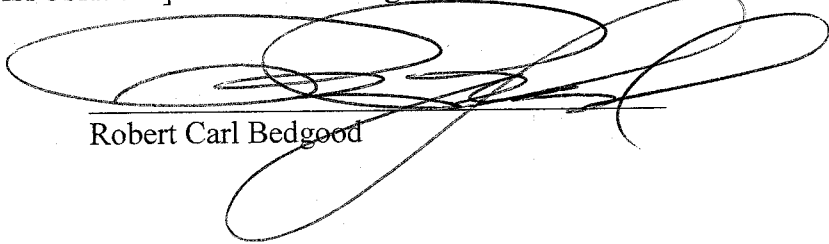
FILED

2017 FEB -2 A 9:47

Robert Carl Bedgood
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Robert Carl Bedgood is the Substitute Trustee under the Deed of Trust Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.] The sale will begin at the Time of Sale or not later than three hours thereafter.

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and flourishes, positioned above the printed name.

Robert Carl Bedgood

FILE No. 9144
County Clerk, Victoria County, Texas

FILED

2017 FEB 10 A 9:00

Notice of Trustee's Sale


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 10, 2017

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South 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 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): March 7, 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

FILE No. 9145
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

Date: February 10, 2017

2017 FEB 10 A 9:03

Trustee: Stephen A. Beal

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

Dicki Osley 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 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): March 7, 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

Date: February 10, 2017

2017 FEB 10 A 9:04

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos, Midland, Midland County, Texas 79701
DG
Victoria 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 September 28, 2007, from Maker, Mr. Joel Flores and Ms. Elizabeth Flores, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$34,500.00

Deed of Trust

Date: September 28, 2007

Recording Information: Filed on September 28, 2007, and recorded under document number 200712654 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Joel Flores and Ms. Elizabeth Flores, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Seven (7), in Block Number One (1), of BECK-WILLIAMSON SUBDIVISION SECTION 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 352, Page 1 of the Deed Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): March 7, 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

C&S No. 44-16-1168 / Home Equity / Yes
JPMorgan Chase Bank, National Association

FILE No. 9148
County Clerk, Victoria County, Texas

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: May 02, 2007

Grantor(s): Virginia Prince and Jerry Prince

Original Trustee: Charles A. Brown, Attorney

Original Mortgagee: Chase Bank USA, N.A.

Recording Information: Clerk's File No. 200706324, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 03/07/2017 Earliest Time Sale Will Begin: 11:00 AM

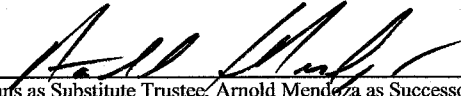
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
BEING LOT NUMBER FIFTY-ONE (51) AND FIFTY-TWO (52) IN BLOCK NUMBER THREE (3) OF VICTORIA-BLOOMINGTON HIGHWAY SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT RECORD IN VOLUME 3, PAGE 25, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

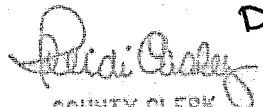
Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Leslye Evaris as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Sandra Mendoza as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Dan Hart as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Maryna Danielian as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

FILED

2017 FEB 13 P 1:25


COUNTY CLERK
VICTORIA COUNTY, TEXAS



4609273

FILE No. 9149
County Clerk, Victoria County, Texas

Notice of [Substitute] Trustee 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: 03/07/2017

Time: The sale will begin at **11:00 AM** or not later than three hours after that time

Place: The area in front of the East door of the Courthouse Building, located at 115 North Bridge Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 502 Dover, Victoria, TX 77905

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/15/2001 and recorded 08/15/2001 in Document 200110354, Book xxx Page xxx, real property records of Victoria County Texas, with Darryl A. Schuenemann and wife, Linda Schuenemann Signing Pro Forma To Perfect Lien Only grantor(s) and Option One Mortgage Corporation, a California Corporation .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Darryl A. Schuenemann and wife, Linda Schuenemann Signing Pro Forma To Perfect Lien Only securing the payment of the indebtedness in the original principal amount of \$ **61,200.00**, 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. as Trustee for Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D is the current mortgagee of the note and the deed of trust or contract lien.

FILED

2017 FEB 13 P 1:34

DG
Darci Criley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
7. **Property to be sold:** The property to be sold is described as follows:

Being a 0.321 acre tract of land and being the northwest 80.00 feet of Lot Thirteen (13), in Block Five (5) of Brentwood Manor, an addition in Victoria County, Texas as recorded in Volume 3, Page 83 of the Plat Records of said County, said 0.321 acre tract of land also being that same tract of land conveyed by Douglas R. Hazelwood, et ux to Brian D. Brooks, et ux according to instrument recorded in Volume 57, Page 495 of the Official Records of said County, said tract being more fully described by metes and bounds as follows:

Beginning at a 5/8 inch diameter iron rebar found for the south corner of the herein described tract, same being the west corner of that certain 0.321 acre tract of land as conveyed by Linda L. Martin K/N/A Linda Heller, et ux to Jerry L. Martin, according to instrument recorded in Volume 145, Page 784 of the Official Records of said County, further being in the northeast right-of-way line of Dover Street (55.6' R.O.W.);

Thence, North 44 deg. 40'00" West, with the common right-of-way of said Dover Street, a distance of 80.00 feet to a 5/8 inch iron rebar found for the west corner of the herein described tract, same being the south corner of that certain tract of land known as Lot 14, Block 5 of said Brentwood Manor, as conveyed by David B. Clark, et ux to David K. Brown, et ux according to instrument recorded in Volume 812, Page 334 of the Deed Records of said County;

Thence, North 45 deg. 20'00" East, with the common line of said Brown tract, a distance of 175.00 feet to a point under a chain link fence for the north corner of the herein described tract, same being the common corner of said Brown tract and Lot 5 and Lot 6, Block 5 of said Brentwood Manor;

Thence, South 44 deg. 40'00" East, with the common line of said Lot 6, a distance of 80.00 feet to a point under said chain link fence for the east corner of the herein described tract, same being the north corner of said Martin tract;

Thence, South 45 deg. 20'00" West, with the common line of said Martin tract, a distance of 175.00 feet to the Point Of Beginning, Containing within these metes and bounds a 0.321 acre tract of land more or less.

The foregoing fieldnote description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in July 2001, and is true and correct to the best of my knowledge and belief Bearings are based on bearings of record in Volume 3, Page 83 of the Plat Records of Victoria County, Texas.

Notice of [Substitute] Trustee Sale

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

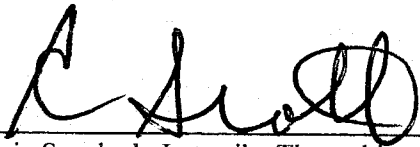
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

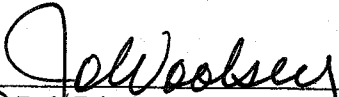
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: February 6, 2017



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton— Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Jo Woolsey, Bob Frisch, Jamie Steen, Judi Steen, Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Oscar Caballero, Donna Caballero, Arnold Mendoza, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

DEED OF TRUST INFORMATION:

Date: 07/10/2009
Grantor(s): MAGGIE BOYD HARGROVE, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$87,750.00
Recording Information: Instrument 200908454
Property County: Victoria
Property:

2017 FEB 13 P 1:35

Debi Ashley
D6
COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER FIVE (5), OF BLUE RIDGE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 327, PAGE 298, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Reported Address: 1001 TAYLOR AVE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Bank of America, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Bank of America, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of March, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez 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 Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez 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. Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez 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,

J. Woolsey
Buckley Madole, P.C.

Filed: November 2, 2016 1:26 PM
Cathy Stuart
District Clerk
Victoria County, Texas
By: Rendon, Trina

CAUSE NO. 16-09-80034-D

IN RE: ORDER FOR FORECLOSURE
CONCERNING
1001 TAYLOR AVE, VICTORIA, TX
77901
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

BANK OF AMERICA, NA

VICTORIA COUNTY, TEXAS

RESPONDENT(S):

MAGGIE BOYD HARGROVE

377TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's application for an expedited order allowing foreclosure under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is
Maggie Boyd Hargrove, whose last known address is
4405 N Navarro St Apt 1809, Victoria, TX 77904-2059
3. The property that is the subject of this foreclosure proceeding is commonly known as
1001 Taylor Ave, Victoria, TX 77901 with the following legal description:

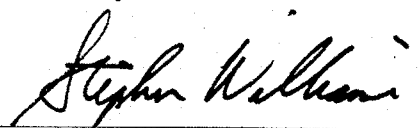
BEING LOT NUMBER SIX (6), IN BLOCK NUMBER FIVE (5), OF
BLUE RIDGE ADDITION, AN ADDITION TO THE CITY OF
VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE
ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD
IN VOLUME 327, PAGE 298, OF THE DEED RECORDS OF
VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE

MADE FOR DESCRIPTIVE PURPOSES.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 200908454 and recorded in the real property records of Victoria County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 27th day of October, 2016.

Signed: 10/27/2016 04:09 PM



JUDGE PRESIDING

Fax: (972) 643-6699

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/21/1999
Grantor(s): TOMMIE DELGADO AND GUADALUPE DELGADO, WIFE AND HUSBAND
Original Mortgage: NORWEST MORTGAGE, INC
Original Principal: \$40,255.00
Recording Information: Instrument 199901146
Property County: Victoria
Property:

BEING LOT NO. SIX (6), IN BLOCK NO. TWO (2) OF MAYFAIR TERRACE SECTION 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 3, PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

Reported Address: 3103 HUMMINGBIRD STREET, VICTORIA, TX 77901

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 N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of March, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez 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 Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez 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. Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez 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,
Jo Woolsey
Buckley Madole, P.C.

FILED
2017 FEB 13 P 1:36
DG
Deirdre Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

The State of Texas §
 §
County of Victoria §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 8, 2016, Rosemary Benavides conveyed to Richard Chapman, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 15, Block 15, Shady Oaks Subdivision Section VI, an addition in Victoria County, TX, according to the established map and plat of said addition of record in Volume 8, Page 37-A, Plat Records, Victoria County, TX, together with the 1998 CMH Manufacturing Inc. Rio Vista double wide manufactured home, Label Nos HWC0261033 and HWC0261034 and Serial Nos. CW2004719TXA and CW2004719TXB located thereon.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$50,000.00 executed by Rosemary Benavides, and made payable to the order of David Castilla (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201607551 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

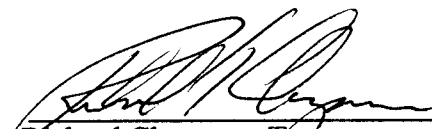
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 7, 2017, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, being on the patio outside of the east door, facing Bridge Street, of the Victoria County Courthouse, 115 N. Bridge, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 1 PM, or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 27th day of February, 2017.


Richard Chapman, Trustee
101 W. Goodwin, Suite 700, Victoria, Texas 77901

FILED
av
2017 FEB 13 P 1:42


HEIDI ASHLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

A-M/McGrew 17509

FILE No. 9154
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

DATE: February 13, 2017

2017 FEB 13 P 1:45

NOTE:

DATE: September 15, 2011
AMOUNT: \$40,000.00
MAKER: Eunice M. McGrew and Gracie McGrew and Clarence R. McGrew
PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

DG
Jodi Steen
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST:

DATE: September 15, 2011
GRANTOR: Eunice M. McGrew and Gracie McGrew and Clarence R. McGrew, Sr.
BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment
COUNTY WHERE PROPERTY IS LOCATED: Victoria
TRUSTEE: Michael Baucum or Jerry T. Steed
RECORDING INFORMATION: Document No. 201110606, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Being Lot Number Fourteen (14), in Block Number One (1), of Cunningham Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 508, page 29 of the Deed Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

BORROWER/DEBTOR NOW: Eunice M. McGrew and Gracie McGrew and Clarence R. McGrew, Sr.

SUBSTITUTE TRUSTEE: Jo Woolsey or Jodi Steen or Bob Frisch or Jamie Steen or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 7, 2017, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Area in front of the east door of the Victoria County Courthouse, facing North Bridge Street, Victoria, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

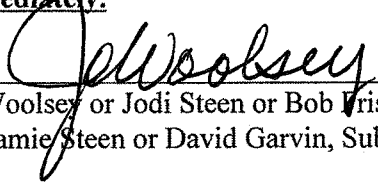
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Jo Woolsey or Jodi Steen or Bob Frisch
or Jamie Steen or David Garvin, Substitute Trustee

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: March 07, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

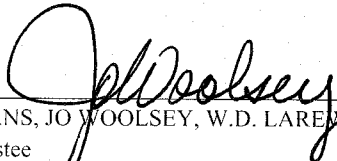
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 19, 2015 and recorded in Document CLERK'S FILE NO. 201502338 real property records of VICTORIA County, Texas, with JAMES A SIMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES A SIMS, securing the payment of the indebtednesses in the original principal amount of \$241,668.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 360 MORTGAGE GROUP, 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 in the attached Exhibit A.

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

c/o 360 MORTGAGE GROUP, LLC
11305 FOUR POINTS DRIVE BUILDING 1, SUITE 200
AUSTIN, TX 78726



LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI HAMMONDS OR ARNOLD MENDOZA
Substitute Trustee

c/o BARRETT DAFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____

Date: _____

FILED

2017 FEB 13 P 1:52

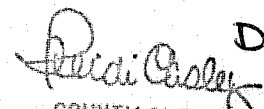
 DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

LOT ONE (1), IN BLOCK ONE (1), WOODWAY III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 312 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS. FOR INFORMATIONAL PURPOSES ONLY: THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 103 WOODHAVEN DR, VICTORIA, TEXAS 77904.



NOS00000006494777

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: March 07, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

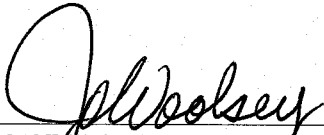
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 19, 2016 and recorded in Document CLERK'S FILE NO. 201601961 real property records of VICTORIA County, Texas, with ALFRED MARTINEZ AND SYLVIA RUBIO MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALFRED MARTINEZ AND SYLVIA RUBIO MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$222,730.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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 in the attached Exhibit A.

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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, OR DONNA CABALLERO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED

2017 FEB 13 P 1:53

 DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING A 2.59 ACRE TRACT OF LAND SITUATED IN THE MANUEL ZEPEDA SURVEY, ABSTRACT NO. 128, VICTORIA COUNTY, TEXAS, AND BEING THE EAST ONE-HALF OF LOT 9, OF BLOCK 2 OF QUAIL CREEK ESTATES ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 15 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, AND BEING THE SAME LAND AS THAT CERTAIN 2.59 ACRE TRACT OF LAND AS CONVEYED FROM ISABEL P. RUBIO AND AMELIA B. RUBIO TO ALFRED MARTINEZ AND SYLVIA RUBIO MARTINEZ ACCORDING TO INSTRUMENT RECORDED IN INSTRUMENT NO. 201500685 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS, SAID 2.59 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1 INCH DIAMETER IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY OF E. PARTRIDGE ROAD (60 FOOT RIGHT-OF-WAY), MARKING THE SOUTHWEST CORNER OF LOT 10, BLOCK 2 OF SAID QUAIL CREEK ESTATES, AND MARKING THE SOUTHEAST CORNER OF SAID LOT 9 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEG 09' 03" WEST (NORTH 89 DEG 56' 00" WEST), A DISTANCE OF 215.15 FEET (214.98 FEET) TO A 1 INCH DIAMETER IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY OF SAID E. PARTRIDGE ROAD, MARKING THE SOUTHEAST CORNER OF THAT CERTAIN 2.59 ACRE TRACT OF LAND AS CONVEYED TO RUBEN G. REYES AND WIFE ESTELLA REYES ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1068, PAGE 575 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND MARKING THE SOUTHWEST CORNER OF SAID MARTINEZ TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEG 51' 26" WEST (NORTH 00 DEG 03' 41" WEST), A DISTANCE OF 524.88 FEET (525.01 FEET) TO A 5/8-INCH STEEL REBAR FOUND ON THE SOUTH LINE OF LOT 4, BLOCK 3 OF SAID QUAIL CREEK ESTATES, MARKING THE NORTHEAST CORNER OF SAID REYES TRACT AND MARKING THE NORTHWEST CORNER OF SAID MARTINEZ TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEG 04' 54" EAST (SOUTH 89 DEG 56' 08" EAST), A DISTANCE OF 215.04 FEET (215.03 FEET) TO A 5/8 INCH STEEL REBAR FOUND ON THE SOUTH LINE OF LOT 3, BLOCK 3 OF SAID QUAIL CREEK ESTATES, MARKING THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 2, AND MARKING THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 2 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEG 52' 10" EAST (SOUTH 00 DEG 04' 01" EAST), A DISTANCE OF 525.14 FEET (525.02 FEET) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 2.59 ACRE TRACT OF LAND, MORE OR LESS.



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

FILED

2017 FEB 13 P 1:56

Patricia Crisley Dg
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, RONALD HENRY LEATHERS, A SINGLE PERSON delivered that one certain Deed of Trust dated APRIL 30, 2007, which is recorded in INSTRUMENT NO. 200705844 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$94,897.00 payable to the order of AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

WHEREAS, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, MARCH 7, 2017, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING TRACT NUMBER THIRTY-SIX (36), OF CRESCENT VALLEY MEADOWS, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 35A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

The sale will occur at that area designated by the Commissioners Court of VICTORIA County, Texas, for such sales (OR AT PATIO AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE FACING BRIDGE STREET).

NOTICE IS FURTHER GIVEN that the address of NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: FEBRUARY 13, 2017.


SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO OR DONNA CABALLERO

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

FILE NO.: AGM-1708
PROPERTY: 151 JARED ROAD
VICTORIA, TEXAS 77905

RONALD HENRY LEATHERS