

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: April 05, 2016

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.

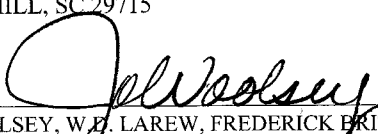
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2005 and recorded in Document CLERK'S FILE NO. 200508032 real property records of VICTORIA County, Texas, with TRACY GILLETT AND KATHY GILLETT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TRACY GILLETT AND KATHY GILLETT, securing the payment of the indebtednesses in the original principal amount of \$118,240.00, 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



JO WOOLSEY, W.F. LAREW, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, ISREAL CURTIS, JASON SPENCE, OR JOHN SISK  
Substitute Trustee

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


Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, 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

2016 JAN 25 A 10:03



COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000005503966

**EXHIBIT "A"**

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER THREE (3), OF FOREST HAVEN, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 4 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000005503966

LF No. 15-15732

FILE No. 8875  
County Clerk, Victoria County, Texas

FILED

APPOINTMENT OF SUBSTITUTE TRUSTEE <sup>2016 JAN 26 P 12:42</sup>  
and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF VICTORIA

*OH*  
*Deidi Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Deed of Trust Date:**  
JULY 25, 2007

**Property address:**  
3009 GAYLE ST  
VICTORIA, TX 77901

**Grantor(s)/Mortgagor(s):**  
JANIE RICO, A SINGLE WOMAN

**LEGAL DESCRIPTION:**  
BEING LOT NUMBER NINE (9), IN BLOCK NUMBER SEVEN (7), OF MAYFAIR TERRACE SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 23, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION

**Earliest Time Sale Will Begin:** 11:00 AM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** 04/05/2016

**Recorded on:** JULY 26, 2007

**Original Trustee:** DAVID W. MANN

**Property County:** VICTORIA  
**As Clerk's File No.:** 2007-00709690

**Substitute Trustee:** JO WOOLSEY, BOB FRISCH, JAMIE STEEN, JODI STEEN, W. D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPHER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, ISREAL CURTIS

**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

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.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JAMIE STEEN, JODI STEEN, W. D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPHER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, ISREAL CURTIS, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday APRIL 5, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. 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 be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, 1/25/2016

MARINOSCI LAW GROUP, PC

By: [Signature]  
KYLE HAUSMANN  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF Dallas

Before me, Pamela Milliner, the undersigned officer, on this, the 25<sup>th</sup> day of January, 2016, (insert name of notary) personally appeared KYLE HAUSMANN,  known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal (SEAL)

[Signature]  
Notary Public for the State of TEXAS

My Commission Expires: 12/7/19  
Pamela Milliner

Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC  
6101 CONDOR DRIVE, SUITE 200  
MOORPARK, CA 93021  
LF No. 15-15732

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY, SUITE 750  
DALLAS, TX 75254

Notice of Trustee's Sale

FILED

Date: February 4, 2016

2016 FEB -4 P 3:19

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos, Midland, Midland County, Texas 79701  
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 April 1, 2008, from Maker, Mr. Guadalupe Sanchez and Ms. Roxanna Sanchez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$37,000.00

Deed of Trust

Date: April 1, 2008

Recording Information: Filed on April 8, 2008, and recorded under document number 200803907 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Guadalupe Sanchez and Ms. Roxanna Sanchez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Eight (8), in Block Number Two (2), of COUNTRY-SIDE SUBDIVISION, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 11 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 1, 2016

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

Place of Sale: Victoria County Courthouse

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

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

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

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

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

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

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

  
STEPHEN A. BEAL, TRUSTEE

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

DEED OF TRUST INFORMATION:

Date: 08/17/2005  
Grantor(s): MARTA A. HEATON, A SINGLE PERSON  
Original Mortgagee: WELLS FARGO BANK N.A.  
Original Principal: \$44,000.00  
Recording Information: Instrument 200511688  
Property County: Victoria  
Property:

2016 FEB -8 P 2:12

*DN*  
*Deirdre Bailey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER TWO (2), OF KREEKVIEW 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 6, PAGE 99 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Reported Address: 116 KREEKVIEW DRIVE, VICTORIA, TX 77904

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 5th day of April, 2016  
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, W.D. Larew, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, Cristina Camarata, Sammy Hooda, Michael Burns, 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, W.D. Larew, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, Cristina Camarata, Sammy Hooda, Michael Burns, 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, W.D. Larew, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, Cristina Camarata, Sammy Hooda, Michael Burns, 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,

Buckley Madole, P.C.

2016 FEB -8 P 2:14

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

*Paula Coley*  
OH  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

**Date:** 01/24/2002  
**Grantor(s):** DONALD HERRERA AND SPOUSE, MELIDA HERRERA  
**Original Mortgagee:** WELLS FARGO HOME MORTGAGE, INC.  
**Original Principal:** \$54,000.00  
**Recording Information:** Instrument 200201205  
**Property County:** Victoria  
**Property:**

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF HILLSHIRE ADDITION, IN VICTORIA COUNTY, TEXAS. ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 82 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**Reported Address:** 640 HILL ROAD, VICTORIA, TX 77905

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 5th day of April, 2016  
**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, W.D. Larew, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, Cristina Camarata, Sammy Hooda, Michael Burns, 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, W.D. Larew, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, Cristina Camarata, Sammy Hooda, Michael Burns, 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, W.D. Larew, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, Cristina Camarata, Sammy Hooda, Michael Burns, 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,

Buckley Madole, P.C.





## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to THE authority conferred upon me by having been appointed as Substitute Trustee, and empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust and by that certain Deed of Trust executed by MARK GONZALES and wife, ESPERANZA GONZALES of Victoria County, Texas, dated April 1, 2013, and duly recorded at #201308033, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 1, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 16, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 9th day of February, 2016.

**FILED**

2016 FEB 17 P 4: 19

*Deirdre Coley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Charlie Faupel*  
CHARLIE FAUPEL  
SUBSTITUTE TRUSTEE

1611 EAST MIMOSA AVENUE  
VICTORIA, TX 77901

0000005761374

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: April 05, 2016

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 April 11, 2006 and recorded in Document CLERK'S FILE NO. 200604873 real property records of VICTORIA County, Texas, with JAIME MENDOZA, SR AND VERONICA ZEPEDA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAIME MENDOZA, SR AND VERONICA ZEPEDA, securing the payment of the indebtednesses in the original principal amount of \$61,085.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-WMC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN  
Substitute Trustee

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

FILED  
DG  
2016 FEB 22 P 2:08  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, 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: \_\_\_\_\_



NOS0000005761374

00000005761374

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER SEVEN (7), OF PARKWOOD 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 3, PAGE 26 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES



NOS00000005761374



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: April 05, 2016

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 April 25, 2011 and recorded in Document CLERK'S FILE NO. 201104956 real property records of VICTORIA County, Texas, with DOLORES G. LAPALME, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOLORES G. LAPALME, securing the payment of the indebtednesses in the original principal amount of \$38,300.00, 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

JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED  
DG  
2016 FEB 22 P 2:09  
Dici Coley  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, 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: \_\_\_\_\_



NOS0000005793922

**EXHIBIT "A"**

## TRACT 1 0.21 OF AN ACRE FIELDNOTE DESCRIPTION

BEING 0.21 OF AN ACRE, HEREIN DESIGNATED AS TRACT 1, A PORTION OF LOT NUMBER FOUR (4) IN BLOCK NUMBER ONE HUNDRED NINETY-THREE (193), OF THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3. PAGE 67 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, ALSO DESCRIBED IN A DEED RECORDED IN VOLUME 172, PAGE 434 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, INCLUDING THAT PORTION RECORDED IN INSTRUMENT NO. 200301551, OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.21 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT FOUR (4) AND THE EXISTING EAST LINE OF NAVARRO STREET;

THENCE, N 70 DEG. 08' 36" W ( PLAT CALL = N 70 DEG. 00'00" W) WITH THE COMMON LINE OF LOT FOUR (4) AND LOT THREE (3) A DISTANCE OF 136.55 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS 0.21 OF AN ACRE;

THENCE, N 20°05'00" E WITH THE COMMON LINE OF LOT THREE (3) AND LOT FOUR (4) A DISTANCE OF 72.34 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS 0.21 OF AN ACRE;

THENCE, S 69 DEG. 55'14" E CROSSING SAID LOT 4 WITH AN EXISTING FENCE A DISTANCE OF 123.69 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS 0.21 OF AN ACRE;

THENCE, WITH THE EAST LINE OF NAVARRO STREET AS FOLLOWS;

S 04 DEG. 49'00" W A DISTANCE OF 7.06 FEET TO AN "X" IN CONCRETE SET FOR A CORNER;

S 10 DEG. 29'00" W A DISTANCE OF 65.92 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.21 OF AN ACRE, MORE OR LESS.

A SURVEY PLAT ACCOMPANIES THIS DESCRIPTION



NOS00000005793922

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to THE authority conferred upon me by having been appointed as Substitute Trustee, and empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust and by that certain Deed of Trust executed by MARK GONZALES and wife, ESPERANZA GONZALES of Victoria County, Texas, dated April 1, 2013, and duly recorded at #201308033, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 16, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 23<sup>rd</sup> day of February, 2016.

**FILED**

2016 FEB 24 A 8:56

*D. H. Ashley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Charlie Faupel*  
\_\_\_\_\_  
CHARLIE FAUPEL  
SUBSTITUTE TRUSTEE

## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MIKAL P HART and AMANDA D NEW of Victoria County, Texas, dated August 1, 2014, and duly recorded at #201410545, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

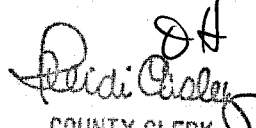
E ½ of Lot 4, all of Lot 5 and W ½ of Lot 6, Block 3, of SHADY OAKS SUBDIVISION, SECTION I, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

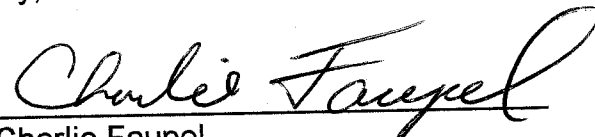
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties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

EXECUTED this 9th day of February, 2016.

**FILED**

2016 FEB 24 A 8:57

  
HEIDI CROSBY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

  
Charlie Faupel  
Trustee

## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by PEDRO A PERALTA of Victoria County, Texas, dated June 1, 2013, and duly recorded at #201308037, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

Lots 8 & 9, Block 5, of SHADY OAKS SUBDIVISION, SECTION II, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 23<sup>rd</sup> day of February, 2016.

**FILED**

2016 FEB 24 A 8:58

*Pecdi Coley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Charlie Faupel*  
Charlie Faupel  
Trustee



## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by THOMAS A LATTA of Victoria County, Texas, dated February 6, 2015, and duly recorded at #201505971, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

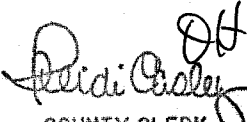
Lot 8, Block 10, of SHADY OAKS SUBDIVISION, SECTION III, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

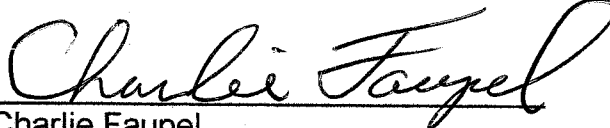
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties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

EXECUTED this 23<sup>rd</sup> day of February, 2016.

**FILED**

2016 FEB 24 A 8:58

  
HEIDI CRISLEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

  
Charlie Faupel  
Trustee

## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JOSHUA EVANS AND JEREMY HARRIS of Victoria County, Texas, dated April 25, 2014, and duly recorded at #201500431, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 10, Block 15, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 23<sup>rd</sup> day of February, 2016.

**FILED**

2016 FEB 24 A 8:59

*DH*  
*Dixie Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Charlie Faupel*  
Charlie Faupel  
Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by FRANCISCO A. SALINAS, JR. and YOLANDA SALINAS of Victoria County, Texas, dated February 1, 2010, and duly recorded as Instrument No. 201001121, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:


BEING a 0.9989 acre tract of land being in the Fulgencio Bueno League, A-122 located in Victoria County, Texas and being more fully described by metes and bounds on Exhibit "A", attached hereto and made a part hereof, including a 14 x 80 Town & Country Mobile Home situated on said property with a Serial Number of 80144833 and a Label Number of DLS0019956;

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

**NOTICE**

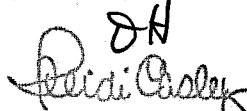
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Executed this 15<sup>th</sup> day of February, 2016.

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

**FILED**

2016 FEB 25 A 9:44

  
DH  
HEIDI CASLEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# EXHIBIT A

STATE OF TEXAS]

COUNTY OF VICTORIA]

FIELDNOTE DESCRIPTION of a 0.9989 acre tract of land being in the Fulgencio Bueno League, A-122 in Victoria County, Texas and being all of that certain tract of land conveyed to Deborah D'Anton (0.9989 acres 200707444) and being more fully described by metes and bounds as follows:

BEGINNING at a steel rod found for the west corner of this description in the northeast margin of Levi Sloan Road, same being the south corner of the Joe D. Tomek et ux tract (867-300);

THENCE, along the common line of this and said Tomek tracts, N44°36'12"E, 258.22 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging attached for their common corner in the upper southwest line of the Rose De La Garza tract (D.C. = N44°35'52"E, 258.25');

THENCE, along the common line of this and said Garza tracts, S44°54'50"E, 168.50 feet to a 5/8" steel rebar found up against the east side of a steel pipe fence corner post;

THENCE, continuing along said common line, S44°35'52"W, 258.13 feet to a 5/8" steel rod found on the southeasterly side of a wood fence corner post in the northeast margin of said Levi Sloan Road (D.C. = 258.25' BASE BEARING);

THENCE, along said northeast margin of Levi Sloan Road, N44°56'41"W, 168.52 feet (D.C. = N44°54'50"W, 168.50') to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.9987 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey on 27 August with the aid of a title report and is accompanied by a plat of even survey date.

  
Allen J. Hanslik, Texas R.P.L.S. NO. 4012

Bludau0.9987.doc



## NOTICE OF FORECLOSURE 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 OR 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. **Property to Be Sold.** The property to be sold is described as follows: BEING LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER ONE (1), OF EAGLE CREEK PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 165 A&B, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/24/2009 and recorded in Document 200904384 real property records of Victoria County, Texas.

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

Date: 04/05/2016

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

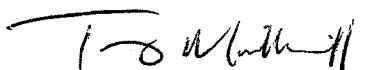
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

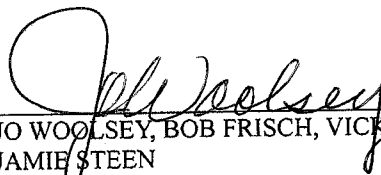
5. **Obligations Secured.** The Deed of Trust executed by REGAN BELVIN, provides that it secures the payment of the indebtedness in the original principal amount of \$134,767.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**




Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR  
JAMIE STEEN  
c/o AVI Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

FILED

2016 FEB 25 A 10:59



COUNTY CLERK  
VICTORIA COUNTY, TEXAS

FILE No. 8911  
County Clerk, Victoria County, Texas

### NOTICE OF TRUSTEE'S SALE

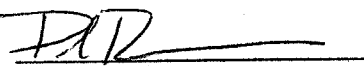
You, ROXAINIE RODRIGUEZ, are hereby notified that on Tuesday, April 5, 2016, between the hours of 10:00 A.M. and 4:00 P.M., at the courthouse door located at 115 N. Bridge, in the city of Victoria, county of Victoria, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property: Being Lot Number Three (3), in Block Number Ninety-Six (96), of the Original Townsite of Bloomington, in Victoria, County, Texas. The earliest time that the sale will begin is: 10:00 A.M.

The address or other common designation of this real property is: 120 Colorado, Bloomington, TX 77951.

This sale will be made to satisfy the debt evidenced by the promissory note dated March 6, 2014, in the original principal sum of \$28,000.00, executed by you as Maker to Harper Holdings, LLC as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated March 6, 2014 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Paul A. Romano as Trustee for the benefit of Harper Holdings, LLC, and was recorded on April 2, 2014, under Instrument Number 201403515, in the deed of trust records of Victoria County, Texas. Harper Holdings, LLC has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

**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.**

Dated: March 2, 2016

  
Paul A. Romano, Trustee  
2245 Texas Drive, Suite 300  
Sugar Land, Texas 77479



**FILED**

2016 MAR -2 P 3 20

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

## Notice of Foreclosure 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. **Property to Be Sold.** The real and personal property (collectively referred to herein as the "*Property*") to be sold is described as follows:

The property situated in Victoria County, Texas, being a part of the Manuel Zapeda Grant, Abstract No. 128, containing 2.00 acres of land, more or less, and more particularly described on Exhibit "A" attached hereto, reference which is hereby made for all purposes ("**Property**"), together with a manufactured home identified as a 14.0' by 76.0' Sherwood Mobile Home Label/Seal Number LOU0019443 and Serial Number LAW1246631 (the "**Personal Property**").

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust executed by Jose C. Galindo to John Griffin, Jr., Trustee for the benefit of Curtis Jay Grace and Mary Alice Grace recorded under Instrument No. 200606760 of the Official Records of Real Property of Victoria County, Texas ( the "*Deed of Trust*").

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

**Date:** April 5, 2016

**Time:** The sale will begin no earlier than 1:00 P.M., or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

**Place:** Victoria County Courthouse, Victoria, Texas, at the front of the East Door of the Courthouse Building located at 115 North Bridge Street, or in the area designated by the Commissions Court pursuant to Section 51.002 of the Texas Property Code for conducting foreclosure sales.

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record (including voluntary and involuntary liens) 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, and ad valorem property taxes, assessments or other charges (including penalties, interest and fees, if applicable) for the current year and prior years (if any) due with regard to the Property (the "*Permitted Exceptions*"). The sale shall not cover any part of the Property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records and tax records to determine the nature and extent of such matters, if any. **IN TEXAS, PURCHASERS OF FORECLOSURE PROPERTY BUY AT THEIR PERIL.**

Pursuant to the deed of trust, the beneficiary has the right to direct the trustee or any substitute trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in its "**AS IS**", "**WHERE IS**" condition, with "**ALL FAULTS**", and without any express or implied warranties, except as to the warranties of title (if any) provided for under the terms of the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. **By bidding, bidders agree to assume all risk of loss in connection with the condition of the Property (including the improvements, if any, located thereon), including, but not limited to whether the Property (including the improvements, if any, located thereon), is suitable or fit for a particular purpose or use or habitability. No representations are made by the undersigned concerning (a) the physical condition of the Property (including the improvements, if any, located thereon), (b) the soil**



conditions existing at the Property for any particular purpose or development potential, (c) the nature or quality of the construction, structural design and/or engineering of the improvements, if any, (d) the quality of labor and materials included in the improvements, if any, (e) the presence or absence of any hazardous substance or matter in or on the Property (including the improvements, if any, located thereon), (f) compliance of the Property (including the improvements, if any, located thereon) with applicable laws, regulations, or other governmental requirements including any and all laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to the health or the environment in effect in any and all jurisdictions in which the Property is located, or (g) the Permitted Exceptions.

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

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien and security interest granted in the Note foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by original borrower.

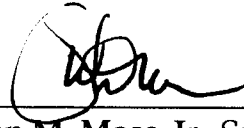
The real property and Personal Property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "*Obligations*") including but not limited to: (a) the Note; (b) all renewals and extensions of the Note; and (c) any and all amounts being due under the terms of the Deed of Trust. **INVESTORS FINANCIAL LIMITED PARTNERSHIP**, an Idaho limited partnership is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

Questions concerning the sale may be directed to the undersigned; *however*, the undersigned has no knowledge of, and no opinions will be offered, or questions answered concerning the condition of the Property (including improvements, if any), or as to what Permitted Exceptions may affect the Property.

Dated: March 2, 2016.



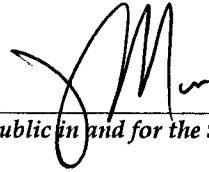
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**Julian M. Moss, Jr.**, Substitute Trustee  
1770 St. James Place, Suite 400  
Houston, Texas 77056  
Telephone (713) 993-9363

**THE STATE OF TEXAS:**

**COUNTY OF HARRIS:**

This instrument was acknowledged before me on the March 2, 2016, by Julian M. Moss, Jr., Substitute Trustee.



---

*Notary Public in and for the State of TEXAS*

*My Commission Expires:*

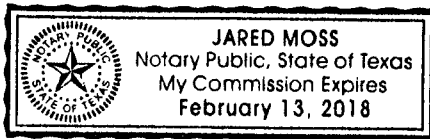


EXHIBIT "A"

BEING 2.00 acres of land situated in the Manual Cepeda Grant, Abstract 118 in Victoria County, Texas, and being a portion of that certain 200 acre tract of land (see Texas Highway Department right-of-way taking and found to be 196.439 acres by resurvey) conveyed to Joe Lee Evans, as trustee, from Mayo Angerstein by deed dated September 25, 1981 and recorded in Volume 1131, Page 781 of the Deed Records of Victoria County, Texas, said 2.00 acre tract of land being more fully described by notes and bounds as follows:

COMMENCING at an existing post in the Northwest right-of-way line of U. S. Highway 59 (as widened to 135.0 feet), said post being the most Eastern corner of the said Joe Lee Evans etal 196.439 acre tract of land, THENCE, S.42°19'04"W., a distance of 494.34 feet along the said Northwest right-of-way line of U. S. Highway 59 to an existing 5/8 inch iron rod at the intersection of the said Northwest right-of-way line of U. S. Highway 59 and the Northeast right-of-way line of a 60.0 foot wide roadway, locally known as Hunter's Circle, THENCE, N.45°00'00"W., a distance of 572.10 feet along said Northeast right-of-way line of Hunter's Circle to a 5/8 inch iron rod set for the most Southern corner of the herein described tract;

THENCE, N.45°00'00"W., a distance of 104.95 feet along said Northeast right-of-way line of Hunter's Circle to an existing 5/8 inch iron rod, said iron rod being the most Southern corner of that 3.00 acre tract of land conveyed out of the said Joe Lee Evans, etal 196.439 acre tract of land to W. W. Friable, Jr. by deed recorded in Volume 1394, Page 124 of the Deed Records of Victoria County, Texas, said iron rod being the most Western corner of the herein described tract;

THENCE, N.45°00'00"E., a distance of 471.06 feet along the Southeast line of the said Friable 3.00 acre tract of land to an existing 5/8 inch iron rod in the Northeast line of the said Joe Lee Evans, etal 196.439 acre tract of land, same being a line of that 367.68 acre tract of land described in that deed to Valda Noradan recorded in Volume 193, Page 311 of the Deed Records of Victoria County, Texas, said 367.68 acre tract of land now owned by the heirs of Victor Noradan, said iron rod being the most Eastern corner of the said Friable 3.00 acre tract of land, said iron rod also being the most Northern corner of the herein described tract;

THENCE, S.45°00'00"E. (base bearing shown in Joe Lee Evans, etal deed), a distance of 104.95 feet along said Northeast line of the said Joe Lee Evans etal 196.439 acre tract of land, same being a line of the said Noradan 367.68 acre tract of land to a 5/8 inch iron rod set for the most Eastern corner of the herein described tract;

THENCE, S.45°00'00"W., a distance of 471.06 feet to the PLACE OF BEGINNING, containing within these notes and bounds 2.00 acres of land:

FILED

2016 MAR -3 A 11: 22

*Patricia Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**VICTORIA County**  
**Deed of Trust Dated:** August 16, 2013  
**Amount:** \$90,000.00  
**Grantor(s):** DANIAL WOODBURY and MARTHA WOODBURY

FILED

2016 MAR -3 P 3:47

**Original Mortgagee:** TEXAS DOW EMPLOYEES CREDIT UNION  
**Current Mortgagee:** TEXAS DOW EMPLOYEES CREDIT UNION

**Mortgagee Address:** TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX 77566-4012

*Dicki Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Recording Information:** Document No. 201310199

**Legal Description:** LOT NUMBER ONE (1), IN BLOCK NUMBER SEVEN (7), OF CRESTVIEW ESTATES SECTION I, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 46, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**Date of Sale:** April 5, 2016 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 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.

JO WOOLSEY OR BOB FRISCH, VICKI HAMMONDS, ARNOLD 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. app. Section 501 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

*SR*  
\_\_\_\_\_  
SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-010970

*Jo Woolsey*  
\_\_\_\_\_  
JO WOOLSEY OR BOB FRISCH, VICKI HAMMONDS, ARNOLD  
MENDOZA OR JAMIE STEEN  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

**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.**

**NOTICE OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 7, 1999, executed by **MELISSA OLGUIN, A SINGLE PERSON** ("Mortgagor") to G. Tommy Bastian, Trustee for the benefit of CountryPlace Mortgage, Ltd., filed for record under Instrument No. 199901786, Official Records of Victoria County, Texas; said Deed of Trust being assigned to Associates Housing Finance, Inc. by that certain Assignment of Deed of Trust filed for record under Instrument No. 199901788, Official Records of Victoria County, Texas; said Deed of Trust being further assigned to **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 201601071, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield and Joe Baucum, whose address is listed below, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, May 3, 2016**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the Manufactured Housing Unit, 1998 Palm Harbor Manufactured Housing Unit, Serial No. PH078385.

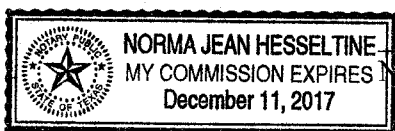
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 3 day of March, 2016.

*K Littlefield*  
\_\_\_\_\_  
**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 3<sup>rd</sup> day of March, 2016, to certify which witness my hand and official seal.



Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

*Norma Jean Hesselstine*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot 23 of Handy's Acres Subdivision, located in Victoria County, Texas, according to the established map and plat of said subdivision of record in Volume 6, at Page 150, of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

FILED

2016 MAR -7 A 11:14

*DD*  
*Deirdre C. Coker*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas     §  
                                  §     KNOW ALL MEN BY THESE PRESENTS:  
County of Victoria    §

WHEREAS, by Deed of Trust dated February 19, 2015, DM Custom Homes, LLC conveyed to Janis L. Scott, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 38, Block 1, Highland Hills Section IV, an addition to the City of Victoria, Victoria County, Texas, according to the map and plat of said addition of record in Volume 9, Page 73A&B, Plat Records, Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$165,000.00 executed by DM Custom Homes, LLC, and made payable to the order of R.L. Denison, Jr. (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201502191 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Janis L. Scott, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

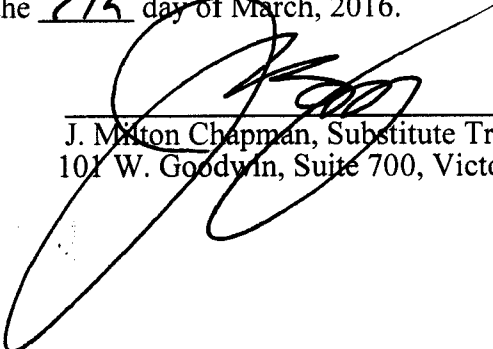
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 5, 2016, 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 in the area in front 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 10 AM, 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 27 day of March, 2016.

  
\_\_\_\_\_  
J. Milton Chapman, Substitute Trustee  
101 W. Goodwin, Suite 700, Victoria, TX 77901

**FILED**  
2016 MAR 11 A 10:02  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas     §  
                                  §     KNOW ALL MEN BY THESE PRESENTS:  
County of Victoria    §

WHEREAS, by Deed of Trust dated February 19, 2015, DM Custom Homes, LLC conveyed to Janis L. Scott, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 21, Block 1, Highland Hills Section IV, an addition to the City of Victoria, Victoria County, Texas, according to the map and plat of said addition of record in Volume 9, Page 73A&B, Plat Records, Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$170,000.00 executed by DM Custom Homes, LLC, and made payable to the order of R.L. Denison, Jr. (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201502193 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Janis L. Scott, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

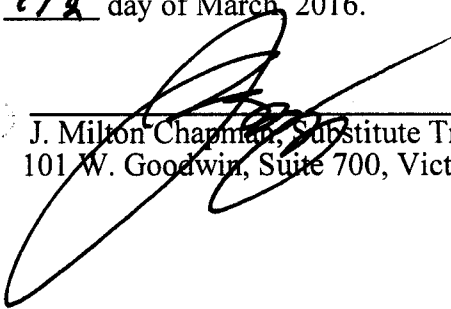
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

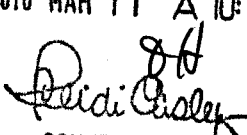
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 5, 2016, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, being in the area in front of the east door, facing Bridge Street, of the Victoria County Courthouse, 115 N. Bridge, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10 AM, 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 27<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
J. Milton Chapman, Substitute Trustee  
101 W. Goodwin, Suite 700, Victoria, TX 77901

**FILED**  
2016 MAR 11 A 10:02  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas     §  
                                  §     KNOW ALL MEN BY THESE PRESENTS:  
County of Victoria    §

WHEREAS, by Deed of Trust dated February 19, 2015, DM Custom Homes, LLC conveyed to Janis L. Scott, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 27, Block 1, Highland Hills Section IV, an addition to the City of Victoria, Victoria County, Texas, according to the map and plat of said addition of record in Volume 9, Page 73A&B, Plat Records, Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$175,000.00 executed by DM Custom Homes, LLC, and made payable to the order of R.L. Denison, Jr. (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201502195 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Janis L. Scott, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

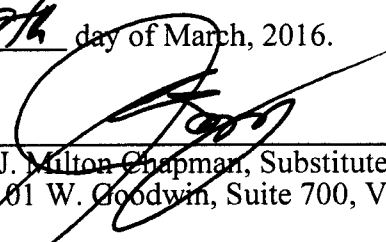
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 5, 2016, 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 in the area in front 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 10 AM, 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 7<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
J. Milton Chapman, Substitute Trustee  
101 W. Goodwin, Suite 700, Victoria, TX 77901

FILED

2016 MAR 11 A 10:03

  
\_\_\_\_\_  
HEIDI CASLEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas     §  
                                  §                  KNOW ALL MEN BY THESE PRESENTS:  
County of Victoria   §

WHEREAS, by Deed of Trust dated February 19, 2015, DM Custom Homes, LLC conveyed to Janis L. Scott, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 6, Block 1, Highland Hills Section IV, an addition to the City of Victoria, Victoria County, Texas, according to the map and plat of said addition of record in Volume 9, Page 73A&B, Plat Records, Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$165,000.00 executed by DM Custom Homes, LLC, and made payable to the order of R.L. Denison, Jr. (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201502197 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Janis L. Scott, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

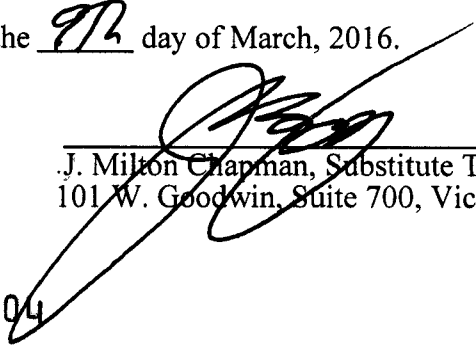
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 5, 2016, 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 in the area in front 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 10 AM, 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 27<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
J. Milton Chapman, Substitute Trustee  
101 W. Goodwin, Suite 700, Victoria, TX 77901

FILED

2016 MAR 11 A 10:04

  
HEIDI CASLEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2016 MAR 14 P 3:07

*David Crosby*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 12/15/2005  
**Grantor(s):** JASON FILLMORE, A SINGLE MAN AND LEIANA HYSQUIERDO, COUNTY CLERK  
WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE  
FOR ALETHES, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$48,144.00  
**Recording Information:** Instrument 200517076  
**Property County:** Victoria  
**Property:**  
BEING LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER FOUR (4), OF  
PARKWOOD 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 3, PAGE 26 OF THE PLAT RECORDS OF  
VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR  
DESCRIPTIVE PURPOSES.  
**Reported Address:** 1310 E ROSEBUD AVENUE, 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:** Ocwen Loan Servicing, LLC  
**Mortgage Servicer:** Ocwen Loan Servicing, LLC  
**Current Beneficiary:** Ocwen Loan Servicing, LLC  
**Mortgage Servicer Address:** 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of April, 2016  
**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, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero,  
Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick  
Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Isreal Curtis, Cristina Camarata, Sammy  
Hooda, Michael Burns, 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, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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,

Buckley Madole, P.C.

*[Signature]*

FILE No. 8920  
County Clerk, Victoria County, Texas

2016 MAR 14 P 3:09

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

**Date:** 04/03/2014  
**Grantor(s):** ALBERT C. CRABLE AND JENNIE L. CRABLE, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$139,945.00  
**Recording Information:** Instrument 201403761  
**Property County:** Victoria  
**Property:**

*P. Woolsey*  
 COUNTY CLERK  
 VICTORIA COUNTY, TEXAS

BEING LOT NUMBER TWENTY-THREE (23), IN BLOCK NUMBER TWO (2), OF NORTH BON-AIRE SUBDIVISION, A SUBDIVISION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORDING VOLUME 3, PAGE 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**Reported Address:** 1905 BON AIRE 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:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

**Date of Sale:** Tuesday, the 5th day of April, 2016  
**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, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Cristina Camarata, Sammy Hooda, Michael Burns, 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,

Buckley Madole, P.C.

FILED

2016 MAR 14 P 3: 13

*Deidi Cooley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS           §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF VICTORIA       §

**WHEREAS**, on June 18, 2004, **Jason Gamewell**, ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **Stan Hubenak**, as Trustee, the hereinbelow described property to secure **Prosperity Bank, the successor by merger with FirstCapital Bank, ssb**, in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 200408387, in the Official Public Records of Real Property of Victoria County, Texas, to which reference is hereby made for all purposes; and

**WHEREAS**, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank, the successor by merger with FirstCapital Bank, ssb** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith** as Substitute Trustee to enforce the Trust.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, April 5, 2016**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area at the Victoria County Courthouse which has been designated as the area for foreclosures

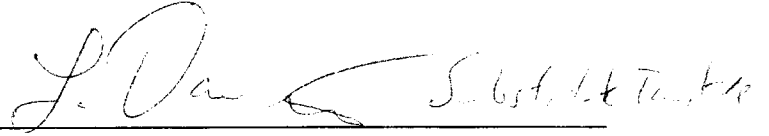
to take place, being the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Being 1.27 acres situated in and a part of the Juan Rene and Sons 1-1/4 League, Abstract No. 102, Victoria County, Texas, and being more fully described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein as if repeated verbatim.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**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.**

Dated this 9<sup>th</sup> day of March, 2016.

A handwritten signature in cursive script, appearing to read "L. David Smith", written over a horizontal line.

L. David Smith, Substitute Trustee  
Chernosky, Smith, Resslering & Smith, PLLC  
4646 Wild Indigo, Suite 110  
Houston, Texas 77027  
Telephone: (713) 800-8604  
Facsimile: (713) 622-1026  
Email: smith@csrslaw.com

# EXHIBIT "A"

1.27 ACRE TRACT  
FIELDNOTE DESCRIPTION

STATE OF TEXAS  
COUNTY OF VICTORIA

Being 1.27 acres situated in and a part of the Jump Rene and Sons 1-1/4 League, Abstract No. 102, Victoria County, Texas, and being the same as that certain 1.272 acre tract recorded in Volume 829, Page 877 of the Official Records of Victoria County, Texas. Said 1.27 acres is more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the South corner of this 1.27 acre tract, also being the South corner of said 1.272 acre tract:

THENCE, N 50°02'13" W ( dead call = N 50°59' W, 150.00 feet ) with the common line of this tract and the Northeast line of the Colato Creek Mobile Home Park recorded in Volume 1094, Page 851 of the Dead Records of Victoria County, Texas, at 75.00 feet passing a 5/8 inch iron rod found on line, a TOTAL DISTANCE of 150.26 feet to a 5/8 inch iron rod set for the West corner of this 1.27 acres;

THENCE, N 30°02'05" E ( dead call = N 30°01' E, 359.00 feet ) with the common line of this tract and a tract of land recorded in Volume 842, Page 308 of the Dead Records of Victoria County, Texas, at 280.68 feet passing a 5/8 inch iron rod found on line, a TOTAL DISTANCE of 359.10 feet to a 5/8 inch iron rod found for the North corner of this 1.27 acres;

THENCE, with Colato Creek as follows;

S 68°20'00" E a distance of 75.80 feet to a corner;

S 56°15'30" E ( dead call = S 56°04' E, 75.42 feet ) a distance of 75.47 feet to a 5/8 inch iron rod found for the East corner of this 1.27 acres;

THENCE, S 30°01'00" W ( bearing reference line ) with the common line of this tract and a 0.663 acre tract recorded in Volume 1250, Page 20 of the Dead Records of Victoria County, Texas, at 75.60 feet passing a 5/8 inch iron rod on line, a TOTAL DISTANCE of 378.17 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 1.27 acres;



FILED

2016 MAR 14 P 3:16

CITIFINANCIAL SERVICING, LLC (CIF)  
HERNANDEZ, ROBERT AND MARIA PERALES  
3107 REDWOOD DRIVE, VICTORIA, TX 77901

CONVENTIONAL  
Our File Number: 15-019622

*Deidi Cosley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 3, 2010, ROBERTO HERNANDEZ, AKA ROBERTO S. HERNANDEZ, MARIA G. PERALES, AKA MARIA GUADALUPE PERALES, AKA MARIA PERALES AGUAYO HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to M. A. BERNSEN, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 201007557, to which reference is herein made for all purposes.

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 has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on December 18, 2015 under Cause No. 15-10-78536-D in the 377th Judicial District Victoria County, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 5, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Victoria county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Victoria, State of Texas:

BEING LOT TWO (2) AND THE NORTH ONE-HALF (N1/2) OF LOT THREE (3), IN BLOCK ELEVEN (11), OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 23, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 3107 REDWOOD DRIVE  
VICTORIA, TX 77901  
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC  
Noteholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY  
1000 TECHNOLOGY DRIVE  
O FALLON, MISSOURI 63368

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.

*RAE*  
SUBSTITUTE TRUSTEE  
JO WOOLSEY OR BOB FRISCH OR VICKI  
HAMMONDS OR ARNOLD MENDOZA OR SANDRA  
MENDOZA OR JAMIE STEEN OR W.D. LAREW OR  
FREDERICK BRITTON OR JACK BURNS II OR EVAN  
PRESS OR PATRICIA SANDERS OR KRISTOPER  
HOLUB OR PATRICK ZWIERS OR KELLEY BURNS  
OR TANYA GRAHAM OR DANIEL WILLSIE OR  
MIKE HANLEY OR ISREAL CURTIS OR JASON  
SPENCE OR JOHN SISK OR OSCAR CABALLERO OR  
DONNA CABALLERO  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

## NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: BEING ALL OF LOT NO. THIRTY THREE (33), IN BLOCK NO FIVE (5), OF WOODWAY UNIT A, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 6, PAGE 45, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/24/2006 and recorded in Document 200607754 real property records of Victoria County, Texas.

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

Date: 04/05/2016

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

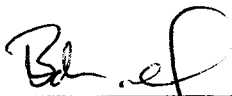
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.


5. *Obligations Secured.* The Deed of Trust executed by JAMES MICHAEL LUSTER AND ANALIZ LUSTER AND NOEMY ISABEL OLSON, provides that it secures the payment of the indebtedness in the original principal amount of \$100,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



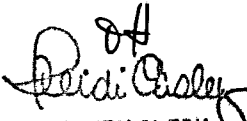
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR  
JAMIE STEEN  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

**FILED**

2016 MAR 14 P 3:19



Patti Osley  
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: April 05, 2016

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 January 06, 1999 and recorded in Document CLERK'S FILE NO. 199900371 real property records of VICTORIA County, Texas, with JOSEPH F. KALMUS JR. AND AMY L. KALMUS, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSEPH F. KALMUS JR. AND AMY L. KALMUS, securing the payment of the indebtednesses in the original principal amount of \$110,250.00, 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.  
ONE HOME CAMPUS  
DES MOINES, IA 50328

*[Handwritten Signature]*

JO WOOLSEY, W. D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, OR ISREAL CURTIS  
Substitute Trustee

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

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, 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**

2016 MAR 14 P 3:23

*[Handwritten Signature]*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**

SURFACE ONLY IN AND TO LOT SIXTEEN (16), BLOCK ONE (1), IN NORTH PARK ESTATES NO. 1, AN ADDITION TO THE COUNTY OF VICTORIA, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 346, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS00000005860267

FILE No. 8925  
County Clerk, Victoria County, Texas

Our File Number: 390.100572

Name: DANIEL CANO AND VILMA NICOLE CANO, HUSBAND AND WIFE, AS COMMUNITY PROPERTY

**NOTICE OF TRUSTEE'S SALE**

**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.**

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

WHEREAS, on March, 27 2009, DANIEL CANO AND VILMA NICOLE CANO, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, executed a Deed Of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") ACTING SOLELY AS NOMINEE FOR LENDER TAYLOR, BEAN & WHITAKER MORTGAGE CORP., in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 200903273, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TX; 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 has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 5, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, 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, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER FOUR (4), OF THE MEADOWS, 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 47 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSE.

Property Address: 218 BRIARMEADOW LANE  
VICTORIA, TX 77904  
Mortgage Servicer: Carrington Mortgage Services, LLC  
Noteholder: Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806

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.

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.

WITNESS MY HAND this day, March 14, 2016.

**FILED**

2016 MAR 14 P 3:29

*Jo Woolsey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Jo Woolsey*

Jo Woolsey, Bob Frisch, Vicki Hammonds, Jamie Steen, Oscar Cabellero, Donna Cabellero, Jim Rector, Denise Rector, W.D. Law, Antonio Bazaldua, Jose A. Bazaldua, Martin Vacca, Leslye Evans, Frederick Britton, Ramiro Cuevas, Jack Burns II, Evan Press, Patricia Sanders, Judy Post, Pamela Thomas, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Aarti Patel, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, Travis Kadditz, Chance Oliver or Bret Allen, Substitute Trustee  
c/o Angel Reyes & Associates, P.C.  
5950 Berkshire Lane, Suite 410  
Dallas, TX 75225 469-425-3140

# Notice of Trustee's Sale

Date: 3/11/2016

Trustee: Clay E. Morgan

FILE No. 8926  
County Clerk, Victoria County, Texas

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 4/30/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/30/2015, executed by Jose Francisco Aguilera Torres & Nancy Yadira Barrientos Medrano to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201504619 of the Official Public Records of Victoria County, Texas

Property: (Tract 83) a 5.016 acre tract in the A. E. Noble Survey, A-380 and Day Land & Cattle Company Survey, A-477 in Victoria County, Texas.

Date of Sale (first Tuesday of month): April 5, 2016

Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

**FILED**

2016 MAR 14 P 3:36

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# Exhibit A

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 83, A 5.016 ACRE TRACT IN THE A.E. NOBLE SURVEY AND DAY LAND & CATTLE COMPANY SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 5.016 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, and Day Land & Cattle Company Survey, A-477, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

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

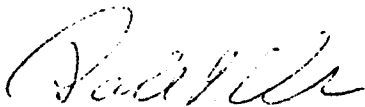
THENCE continuing with the center of said 60 foot access easement, N 82 deg. 51 min. 08 sec. W, 412.50 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with said line N 82 deg. 51 min. 08 sec. W, 267.00 feet to a 60d nail set for the southwest corner of this tract.

THENCE N 01 deg. 58 min. 01 sec. E, at 30.38 feet pass a 5/8 inch iron rod Set for Reference, 818.32 feet in all to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 87 deg. 21 min. 35 sec. E, 264.48 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 01 deg. 58 min. 01 sec. E, at 808.99 feet pass a 5/8 inch iron rod Set for Reference, 939.37 feet in all to the POINT OF BEGINNING, containing 5.016 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-83

Date Created: 01-28-13



# Notice of Trustee's Sale

Date: 3/11/2016

Trustee: Clay E. Morgan

FILE No. 8927  
County Clerk, Victoria County, Texas

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/1/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/1/2015, executed by Eugene R Jones & Veronica S Jones to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201504547 of the Official Public Records of Victoria County, Texas

Property: (Tract 64) a 5.041 acre tract in the Indianola Railroad Company Survey No. 9, A-190 and the Day Land & Cattle Company Survey, A-477 in Victoria County, Texas.

Date of Sale (first Tuesday of month): April 5, 2016

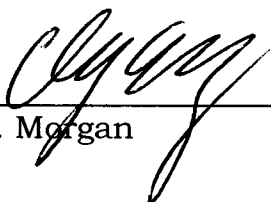
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

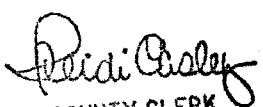
Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

FILED  
on  
2016 MAR 14 P 3:38  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# Exhibit A

**DALE L. OLSON**

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

FIELD NOTES FOR TRACT NO. 64, A 5.041 ACRE TRACT IN THE DAY LAND & CATTLE COMPANY SURVEY, AND INDIANOLA RAILROAD CO. SURVEY NO. 9, IN VICTORIA COUNTY, TEXAS.

BEING a 5.041 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, and Day Land & Cattle Company Survey, A-477, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

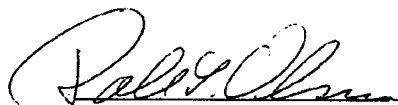
THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1094.76 feet to a 5/8 inch iron rod set; N 44 deg. 39 min. 10 sec. E, 1788.99 feet to a 5/8 inch iron rod set; S 51 deg. 23 min. 55 sec. E, 969.26 feet to a 5/8 inch iron rod set in the center of a cul-de-sac, for the POINT OF BEGINNING, the north corner of this tract.

THENCE S 53 deg. 22 min. 34 sec. E, at 60.00 feet pass a 5/8 inch iron rod Set for Reference, 453.38 feet in all to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 363.02 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 81 deg. 14 min. 38 sec. W, 515.24 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 36 deg. 49 min. 27 sec. E, at 543.86 feet pass a 5/8 inch iron rod Set for Reference, 603.86 feet in all to the POINT OF BEGINNING, containing 5.041 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

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Order #: 116211-64

Date Created: 01-28-13

# Notice of Trustee's Sale

Date: 3/11/2016

FILE No. 8928  
County Clerk, Victoria County, Texas

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 9/27/2013, in the original principal amount of \$41,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 9/27/2013, executed by Steven Ray Brinegar & Donna Linn Brinegar to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201312114 of the Official Public Records of Victoria County, Texas

Property: (Tract 73) a 5.079 ac tract in the A. E. Noble Survey, A-380 and the Day Land and Cattle Company Survey, A-477, Victoria County, Texas.

Date of Sale (first Tuesday of month): April 5, 2016

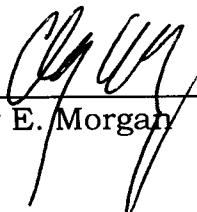
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

2016 MAR 14 P 3:40

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# Exhibit A

**DALE L. OLSON**

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

FIELD NOTES FOR TRACT NO. 73, A 5.079 ACRE TRACT IN THE A.E. NOBLE SURVEY, AND DAY LAND & CATTLE COMPANY SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 5.079 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, and Day Land & Cattle Company Survey, A-477, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

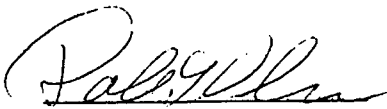
THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1094.76 feet to a 5/8 inch iron rod set; N 44 deg. 39 min. 10 sec. E, 1585.69 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE N 45 deg. 20 min. 50 sec. W, at 30.00 feet pass a 5/8 inch iron rod Set for Reference, 800.63 feet in all to a 5/8 inch iron rod set for the west or southwest corner of this tract.

THENCE S 87 deg. 07 min. 30 sec. E, at 702.50 feet pass a 5/8 inch iron rod Set for Reference, 732.50 feet in all to a 60d nail set in the center of another 60 foot access easement, for the northeast corner of this tract.

THENCE with the center of the last said 60 foot access easement, S 02 deg. 52 min. 30 sec. W, 381.80 feet to a 5/8 inch iron rod set where same intersects the center of the before said 60 foot access easement, at an angle of same, for an angle corner of this tract.

THENCE with the center of the first said 60 foot access easement, S 44 deg. 39 min. 10 sec. W, 203.30 feet to the POINT OF BEGINNING, containing 5.079 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-73

Date Created: 01-28-13

# Notice of Trustee's Sale

Date: 3/11/2016

FILE No. 8929  
County Clerk, Victoria County, Texas

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/4/2013, in the original principal amount of \$43,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/4/2013, executed by Juan Gracia to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201305430 of the Official Public Records of Victoria County, Texas

Property: (Tract 69) A 5.069 acre tract in the A. E. Noble Survey, A-380, Day Land & Cattle Company Survey, A-477, and Indianola Railroad Company Survey Number 5, A-189, Victoria County, Texas.

Date of Sale (first Tuesday of month): April 5, 2016

Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

**FILED**

2016 MAR 14 P 3:40

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Exhibit "A"

**DALE L. OLSON**

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

FIELD NOTES FOR TRACT NO. 69, A 5.069 ACRE TRACT IN THE A.E. NOBLE SURVEY, DAY LAND & CATTLE COMPANY SURVEY AND INDIANOLA RAILROAD CO. SURVEY NO 5, IN VICTORIA COUNTY, TEXAS.

BEING a 5.069 acre tract, lot, or parcel of land out of and being a part of the Day Land & Cattle Company Survey, A-477, A.E. Noble Survey, A-380, and Indianola Railroad Co. Survey No. 5, A-189, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1094.76 feet to a 5/8 inch iron rod set; N 44 deg. 39 min. 10 sec. E, 1788.99 feet to a 5/8 inch iron rod set at an angle of same and intersection with another 60 foot access easement.

THENCE with the center of the last said 60 foot access easement, N 02 deg. 52 min. 30 sec. E, 648.62 feet to a 5/8 inch iron rod set in the center of a cul-de-sac, for the POINT OF BEGINNING, for the west corner of this tract.

THENCE N 44 deg. 50 min. 53 sec. E, at 60.00 feet pass a 5/8 inch Iron rod Set for Reference, 397.63 feet to a 5/8 inch iron rod set in the north line of the 510.086 acre tract, for the north corner of this tract.

THENCE with the north line of the 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 533.32 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 49 min. 27 sec. W, 393.55 feet to a 5/8 inch Iron rod set for the south corner of this tract.

THENCE N 53 deg. 22 min. 34 sec. W, at 528.83 feet pass a 5/8 inch Iron rod Set for Reference, 588.83 feet in all to the POINT OF BEGINNING, containing 5.069 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-69

Date Created: 01-28-13

George E. Johnson and Cynthia A. Johnson  
606 Larkspur Street  
Victoria, Texas 77904  
Our file #0915-127F

**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 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on March 27, 2006, George E. Johnson and Cynthia A. Johnson executed a Deed of Trust conveying to Netco, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200605135 in the Real Property Records of Victoria County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

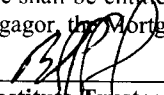
**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, April 5, 2016, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Victoria, State of Texas:

**BEING 1.66 ACRES OF LAND, MORE OR LESS, OUT OF THE JOSE MARIA CARBAJAL GRANT, A-13, VICTORIA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED IN WARRANTY DEED DATED JANUARY 4, 1979, EXECUTED BY JEANETTE FALTESEK ET AL TO GEORGE E JOHNSON AND CYNTHIA A JOHNSON, RECORDED IN VOLUME 1002, PAGE 791, DEED RECORDS OF VICTORIA COUNTY, TEXAS.**

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon F/K/A The Bank Of New York As Successor In Interest To JP Morgan Chase Bank, N.A., As Trustee For Centex Home Equity Loan Trust 2006-A. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

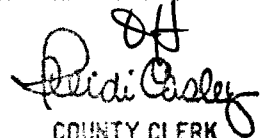
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

  
\_\_\_\_\_  
Jo Woolsey, Substitute Trustee, or  
Bob Frisch, Successor Substitute Trustee, or  
Vicki Hammonds, Successor Substitute Trustee, or  
Arnold Mendoza, Successor Substitute Trustee, or  
Sandra Mendoza, Successor Substitute Trustee, or  
Jamie Steen, Successor Substitute Trustee, or  
Leslye Evans, Successor Substitute Trustee, or  
Jo Woolsey, Successor Substitute Trustee, or  
W.D. Larew, Successor Substitute Trustee, or  
Vicki Hammonds, Successor Substitute Trustee, or  
Arnold Mendoza, Successor Substitute Trustee, or  
Oscar Caballero, Successor Substitute Trustee, or  
Donna Caballero, Successor Substitute Trustee

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas  
77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

**FILED**

2016 MAR 14 P 3:43

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**CAUSE NO. 15-12-78751-C**

<b>IN RE ORDER FOR FORECLOSURE CONCERNING</b>	<b>§</b>	<b>IN THE DISTRICT COURT OF</b>
	<b>§</b>	
	<b>§</b>	
<b>606 LARKSPUR STREET , VICTORIA, TEXAS 77904</b>	<b>§</b>	<b>VICTORIA COUNTY, TEXAS</b>
	<b>§</b>	
<b>UNDER TEX. R. CIV. PROC. 736</b>	<b>§</b>	<b>267th JUDICIAL DISTRICT</b>

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE  
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by The Bank of New York Mellon F/K/A The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2006-A (“Applicant”), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on August 18, 2015, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on September 29, 2015;
- and
- the loan is due for the May 1, 2014 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 606 Larkspur Street, Victoria, Texas 77904 (the “Property”) which has the following legal description:



BEING 1.66 ACRES OF LAND, MORE OR LESS, OUT OF THE JOSE MARIA CARBAJAL GRANT, A-13, VICTORIA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED IN WARRANTY DEED DATED JANUARY 4, 1979, EXECUTED BY JEANETTE FALTESEK ET AL TO GEORGE E JOHNSON AND CYNTHIA A JOHNSON, RECORDD IN VOLUME 1002, PAGE 791, DEED RECORDS OF VICTORIA COUNTY, TEXAS.

(3) The name and last known address of each respondent subject to this Order is/are:

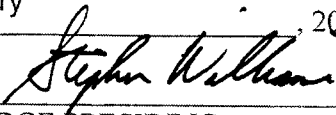
- George E. Johnson, 606 Larkspur Street , Victoria, Texas 77904
- Cynthia A. Johnson, 606 Larkspur Street , Victoria, Texas 77904

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 200605135 of the real property records of Victoria County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 9th day of February, 2016.

Signed: 2/9/2016 10:09 AM

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

✓ Mia D. Searles

SBN: 24068544

Mia@kellyharvey.com

Jerry W. Mason

SBN: 24081794

Jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR APPLICANT

Alcadio V. Chapa  
307 East Second  
Bloomington, Texas 77951  
Our file #0614-011F

**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 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on January 19, 2001, Alcadio V. Chapa executed a Deed of Trust conveying to Anthony H. Barone, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200101531 in the Real Property Records of Victoria County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, April 5, 2016, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Victoria, State of Texas:

**THE SURFACE ONLY OF THE PROPERTY DESCRIBED AS FOLLOWS: BEING LOT NO. THREE (3), BLOCK NO. SIX (6), L.A. CAMERON ADDITION TO THE TOWN OF BLOOMINGTON, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 1, PAGE 58 OF THE MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE NOW MADE FOR ALL PURPOSES.**

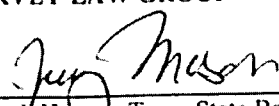
Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon, As Indenture Trustee Under Indenture Dated As Of November 5, 2009 Of Nationstar Home Equity Loan Trust 2009-A . Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, 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.**

Substitute and Successor Substitute Trustees are identified below.


**HARVEY LAW GROUP**



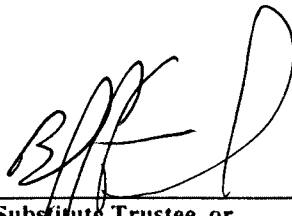
Kelly J. Harvey, Texas State Bar No. 09180150  
Mia D. Searles, Texas State Bar No. 24068544  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 3/12/2016

**FILED**

2016 MAR 14 P 3 33



COUNTY CLERK  
VICTORIA COUNTY, TEXAS

A handwritten signature in black ink, appearing to be 'BFF' followed by a large loop, positioned above a horizontal line.

---

**Jo Woolsey, Substitute Trustee, or  
Bob Frisch, Successor Substitute Trustee, or  
Vicki Hammonds, Successor Substitute Trustee, or  
Arnold Mendoza, Successor Substitute Trustee, or  
Sandra Mendoza, Successor Substitute Trustee, or  
Jamie Steen, Successor Substitute Trustee, or  
Leslye Evans, Successor Substitute Trustee, or  
Jo Woolsey, Successor Substitute Trustee, or  
W.D. Larew, Successor Substitute Trustee, or  
Vicki Hammonds, Successor Substitute Trustee, or  
Arnold Mendoza, Successor Substitute Trustee, or  
Oscar Caballero, Successor Substitute Trustee, or  
Donna Caballero, Successor Substitute Trustee**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

CAUSE NO. 15-01-77446-B

FILED

IN RE ORDER FOR FORECLOSURE  
CONCERNING

307 EAST SECOND,  
BLOOMINGTON, TEXAS 77951

UNDER TEX. R. CIV. PROC. 736

§  
§  
§  
§  
§  
§  
§

IN THE DISTRICT COURT OF  
2015 MAR 11 AM 11:54

VICTORIA COUNTY, TEXAS

*[Signature]*  
DISTRICT CLERK  
VICTORIA COUNTY, TEXAS

135th JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE  
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by The Bank of New York Mellon, as Indenture Trustee Under Indenture Dated as of November 5, 2009 of Nationstar Home Equity Loan Trust 2009-A ("Applicant"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on March 7, 2014, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on July 16, 2014; and
- the loan is due for the February 1, 2014 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 307 East Second, Bloomington,

Texas 77951 (the "Property") which has the following legal description:

THE SURFACE ONLY OF THE PROPERTY DESCRIBED AS  
FOLLOWS: BEING LOT NO. THREE (3), BLOCK NO. SIX (6), L.A.  
CAMERON ADDITION TO THE TOWN OF BLOOMINGTON,

VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 1, PAGE 58 OF THE MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS. TO WHICH REFERENCE IS HERE NOW MADE FOR ALL PURPOSES.

(3) The name and last known address of each respondent subject to this Order is/are:

- Alcadio V. Chapa, PO BOX 2039, Bloomington Texas 77951.

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 200101531 of the real property records of Victoria County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 11<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

Teresa L. Cannady

SBN: 24062649

Teresa@kellyharvey.com

✓ Mia D. Scarles

SBN: 24068544

Mia@kellyharvey.com

Jerry W. Mason

SBN: 24081794

Jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR APPLICANT

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Christine Garza and Jose Roberto Garza of Victoria County, Texas, dated June 26, 2014, and duly recorded as Instrument No.201407123, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

BEING a 0.565 acre tract of land situated in the Polito Castillo League, Abstract No. 17, Victoria County, Texas, and being comprised of a portion of Lot 3, Block 1, Sunset Acres as recorded in Volume 301, Page 278 of the Deed Records of said county, and that certain 0.253 acre tract of land conveyed by Lawrence O. Sturdevant and wife, Bernice Sturdevant to George H. Williams and wife, Edna Cleo Williams by Deed recorded in Volume 580, Page 41 of the Deed Records of said county, said 0.565 acre tract being more fully described by metes and bounds as follows in attached Exhibit "A".;

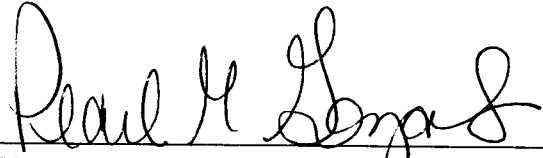
Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the Victoria County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of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

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the

armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Executed this 14<sup>th</sup> day of March, 2016.



PEARL M. GONZALES, Substitute  
Trustee

Platinum Home Investments, LLC

3805 E. Rio Grande

Victoria, Texas 77901

361-573-7653 - Telephone

361-582-4784 - Facsimile

# EXHIBIT "A"

0.565 ACRE

THE STATE OF TEXAS )

COUNTY OF VICTORIA )

Being a 0.565 acre tract of land situated in the Polito Castillo League, Abstract No. 17, Victoria County, Texas, and being comprised of a portion of Lot 3, Block 1, Sunset Acres as recorded in Volume 301, Page 278 of the Deed Records of said county, and that certain 0.253 acre tract of land conveyed by Lawrence O. Sturdevant and wife, Bernice Sturdevant to George H. Williams and wife, Edna Cleo Williams by Deed recorded in Volume 580, Page 41 of the Deed Records of said county, said 0.565 acre tract being more fully described by metes and bounds as follows:

BEGINNING at an iron rod found marking the point at which the northeast right-of-way line of F. M. 404 intersects the northwest line of said Lot 3, same being the north corner of that certain 0.253 acre portion of said Lot 3 conveyed by George H. Williams, et ux to the State of Texas by Deed recorded in Volume 580, Page 39 of the Deed Records of said county, and further said iron rod bears North 54 deg. 31' 00" East a distance of 90.00 feet from the west corner of said Lot 3 as conveyed by Lawrence O. Sturdevant, et ux to George H. Williams, et ux by Deed recorded in Volume 364, Page 97 of the Deed Records of said county;

THENCE North 54 deg. 31' 00" East along said northwest line of Lot 3, at 110 feet pass the most northwesterly common corner of said Lot 3 and aforesaid 0.253 acre tract (Volume 580, Page 41) and continuing along the northwest line of said 0.253 acre tract (Volume 580, Page 41) for an overall distance of 200.00 feet to an iron rod found marking the north corner of said 0.253 acre tract (Volume 580, Page 41);

THENCE South 35 deg. 25' 00" East, along the northeast line of said 0.253 acre tract (Volume 580, Page 41), a distance of 122.58 feet to an iron pipe found marking the east corner of said 0.253 acre tract (Volume 580, Page 41);

THENCE South 54 deg. 31' 00" West, along the southeast line of said 0.253 acre tract (Volume 580, Page 41), at 90 feet pass the most southeasterly common corner of said 0.253 acre tract (Volume 580, Page 41) and said Lot 3, and continuing along the southeast line of said Lot 3 for an overall distance of 200.00 feet to an iron rod found for corner in the northeast line of aforesaid F. M. 404, same being the east corner of aforesaid 0.253 acre tract (Volume 580, Page 39);

THENCE North 35 deg. 25' 00" West, along said northeast line of F. M. 404, a distance of 122.58 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.565 acre tract of land, more or less.

The foregoing field notes are based on an actual survey made on the ground in September, 1990, under my direction. In witness thereof, I hereby sign and affix my seal this the 1st day of October, 1990.

## COPY

Thomas A. Schmidt, P. E.  
Registered Professional Land Surveyor  
Texas No. 2458

FILED

2016 MAR 14 P 4:45

*[Signature]*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jose Luis Gonzalez-Hernandez and Daniela Perez-Hernandez of Victoria County, Texas, dated December 12, 2014, and duly recorded as Instrument No.201413984, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

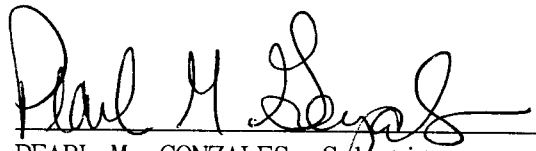
BEING Lot Number Seventeen (17), in Block Number Two (2), of ENCHINO HILLS, and addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 100 of Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes;

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

NOTICE

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

Executed this 14<sup>th</sup> day of March, 2016.



PEARL M. GONZALES, Substitute  
Trustee

Platinum Home Investments, LLC

3805 E. Rio Grande

Victoria, Texas 77901

361-573-7653 - Telephone

361-582-4784 - Facsimile

FILED  
*cm*

2016 MAR 14 P 4:45

*Randi Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

C&S No. 44-16-0143 / FHA / Yes  
RoundPoint Mortgage Servicing Corporation

### 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 & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument: October 31, 2014

Grantor(s): Cynthia Landenberger, an unmarried woman and Thomas E, Casswell, an unmarried man

Original Trustee: Kelly Kucera Law Office

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for American Home Free Mortgage, LLC., its successors and assigns

Recording Information: Clerk's File No. 201413703, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd., Suite 200 Charlotte, NC 28217 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: 04/05/2016 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 A 8.070 ACRE TRACT, LOT, OR PARCEL OF LAND OUT OF AND BEING A PART OF THE A.E. NOBLE SURVEY, A-380, AND DAY LAND & CATTLE COMPANY SURVEY, A-477, IN VICTORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 510.086 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEYS NO. 5, 6, 9, AND 11 AND THE DAY LAND AND CATTLE CO. SURVEY, DESCRIBED IN A DEED FROM TRACY POST CLIBURNS, INDEPENDENT EXECUTRIX AND TRUSTEE UNDER THE WILL OF JOHN WELDON CLIBURN, TO NINE MILE INVESTMENTS, LTD, DATED NOV. 18, 2011, RECORDED IN INSTRUMENT NO. 201111741, VICTORIA COUNTY OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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 & Stawiariski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

**FILED**  
2016 MAR 15 A M

Jo Woolsey as Substitute Trustee, Oscar Caballero as Successor Substitute Trustee, Donna Caballero as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Israel Curtis as Successor Substitute Trustee, John Sisk as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Patrick Zwiars as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Daniel Willisie as Successor Substitute Trustee, Mike Hanley as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, Kristina Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

*Deidi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



4567288

C&S No. 44-15-2002 / VA / No  
The Money Source Inc.

## 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: August 29, 2014

Grantor(s): EndorAugustine Rando Beltran, III, a single man

Original Trustee: Michael Burns, attorney at Law, Anderson, Burns and Vela, LLP

Original Mortgagee: Mortgage Electronic Registration Systems Inc. ("MERS"), solely as nominee for Aspire Financial, Inc. DBA Aspire Lending its successors and assigns

Recording Information: Clerk's File No. 201409833, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: The Money Source, Inc

Mortgage Servicer: The Money Source Inc., whose address is C/O 500 South Broad Street, Suite #100A Meriden, CT 06450 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: 04/05/2016 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.

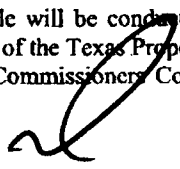
Legal Description:

BEING ALL OF LOT NUMBER NINE (9), IN BLOCK NUMBER EIGHTEEN (18), OF CASTLE HILL NORTH, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 37, PLAT RECORDS, 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

  
Jo Woolsey as Substitute Trustee, Oscar Caballero as Successor Substitute Trustee, Donna Caballero as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039

FILED

2016 MAR 15 A 11:02

  
HEIDI WOOLSEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Notice of Substitute Trustee's Sale**

**FILED**

Date: March 15, 2016  
Trustee: Jose Alberto Flores  
709 Oak St.  
Victoria, TX 77901  
Lender: David L. Rhode  
410 Charleston Dr.  
Victoria, TX 77904

2016 MAR 15 P 12:18

*DA*  
*David A. Orsley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Deed of Trust

Date: February 7, 2013  
Grantor: Daniel Enriquez and Roxanne Sierra Enriquez  
1003 Fillmore  
Victoria, TX 77901  
Lender: David L. Rhode  
410 Charleston Dr.  
Victoria, TX 77904

Recording information: County Clerk No.201302133, Victoria County,  
Texas

Property:  
1003 E. Fillmore: BEING Lot Number Seven (7), in Block Number  
Two (2), of BLUE RIDGE ADDITION, an addition to the City of  
Victoria, Victoria County, Texas

County: Victoria County, Texas

Date of Sale: April 5, 2016

Time of Sale: 12:30 PM

Place of Sale: Area in front of the east door of the Victoria County Courthouse building  
located at 115 North Bridge Street, Victoria, Texas.

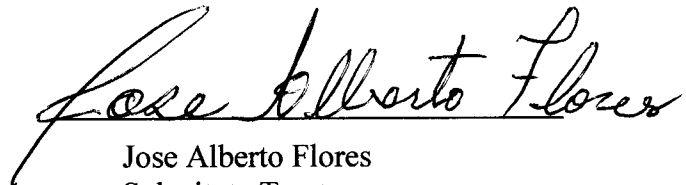
Lender has appointed Jose Alberto Flores as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, **Purchasers are buying the property AS IS, without any warranty on the part of the Seller, either written or implied.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active 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.

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



Jose Alberto Flores  
Substitute Trustee