

Current Borrower: ANDREW AMARO AND PATRICIA AMARO, HUSBAND AND WIFE  
MHA File Number: TX-15-25362-FC  
VA/FHA/PMI Number:  
Loan Type: FHA  
Property Address: 4806 CAMELLIA ST, VICTORIA, TX 77904-2128

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Deed of Trust Date:  
4/14/2008

Grantor(s)/Mortgagor(s):  
ANDREW AMARO AND PATRICIA AMARO,  
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR CITIZENS MORTGAGE CORP.,  
A TEXAS CORPORATION, ITS SUCCESSORS  
AND ASSIGNS

Current Beneficiary/Mortgagee:  
BANK OF AMERICA, N.A.

Recorded in:  
Volume: N/A  
Page: N/A  
Instrument No: 200804489

Property County:  
VICTORIA

Mortgage Servicer:  
BANK OF AMERICA, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:  
7105 Corporate Drive, Plano, TX 75024

**Legal Description:** BEING LOT NUMBER THREE (3), IN BLOCK NUMBER FIVE (5), OF PRIMROSE PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 48, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

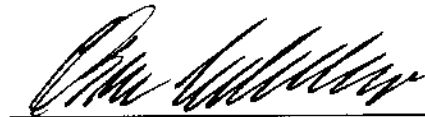
Date of Sale: 8/4/2015

Earliest Time Sale Will Begin: 11:00 AM

**Place of Sale of Property:** THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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.



Oscar Caballero or Donna Caballero  
or Cole D. Patton  
or Catherine Allen-Rea  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED  
Ro  
2015 JUN 16 P 2:00

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**Notice of Foreclosure Sale**

**Grantor:** William M. Elliott and Colleen A. Elliott, 401 Holly Lane, Victoria, Texas 77905

**Grantee:** HomePlus Finance Corporation, 4<sup>th</sup> Floor, 2143 S. Sepulverda Blvd., Los Angeles, California 90025

**Property** (including any improvements): All of Lot No. 11 and 12 in Block No. 3 of Shady Oaks Subdivision, Section II, a Subdivision in Victoria County, Texas, according to the established map and plat of said subdivision of record in Vol. 6, Page 193, of the map and plat records, Victoria County, Texas.

Subject to restrictions, reservations, easements, covenants, oil, gas, or mineral rights of record, if any.

**Notes:**

Dated July 27, 2006, for Twenty-three Thousand Eighty and No/100 Dollars (\$23,080.00) in which Borrower is Grantor and Lender is Grantee.

**Builder's & Mechanic's Lien Contract:**

Dated July 27, 2006, from Grantor, which Builder's & Mechanic's Lien Contract is recorded as Instrument No. 200611399 in the Official Public Records of Victoria County, Texas.

**Substitute Trustee:** Blair Saylor Oscarsson, P. O. Box 9620, Amarillo, Texas 79105

**Foreclosure Sale:**

**Date:** Tuesday, August 4, 2015

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M.

**Place:** Area designated by commissioner's court at courthouse, Victoria County, Texas

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the HomePlus Finance Corporation bid may be by credit against the indebtedness secured by the lien of the Builder's & Mechanic's Lien Contract.

Default has occurred in the performance of the obligations of the Builder's & Mechanic's Lien Contract. Because of that default, HomePlus Finance Corporation, the owner and holder of the Notes, has requested the Substitute Trustee to sell the Property.

The Builder's & Mechanic's Lien Contract may encumber both real and personal property. Formal notice is hereby given of HomePlus Finance Corporation's election to proceed against and sell both the real property and any personal property described in the Builder's & Mechanic's Lien Contract in accordance with HomePlus Finance Corporation's rights and remedies under the Builder's & Mechanic's Lien Contract and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Builder's & Mechanic's Lien Contract, and applicable Texas law.

If HomePlus Finance Corporation passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Builder's & Mechanic's Lien Contract and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Builder's & Mechanic's Lien Contract, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Builder's & Mechanic's Lien Contract. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Builder's & Mechanic's Lien Contract by HomePlus Finance Corporation. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Builder's & Mechanic's Lien Contract. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

FILED

2015 JUN 25 A 8:56

*Dandi Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Blair Saylor Oscarsson*

Blair Saylor Oscarsson, Substitute Trustee

FILE No. 8760  
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

2015 JUL 10 A 11:47

Date: July 10, 2015

Trustee: Stephen A. Beal

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

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

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

Obligation: Real Estate Lien Note dated May 30, 2013, from Maker, Ms. Margarita Trevino and Mr. Hector G. Trevino to Payee, BP-Residential, L.L.C., in the original principal amount of \$91,000.00

Deed of Trust

Date: May 30, 2013

Recording Information: Filed on June 5, 2013, and recorded under document number 201306806 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Margarita Trevino and Mr. Hector G. Trevino

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Five (5), in Block Number Five (5), of RED RIVER HEIGHTS SECTION III, 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 9 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): August 4, 2015

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

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

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

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

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

  
STEPHEN A. BEAL, TRUSTEE

# Notice of Trustee's Sale

FILE No. 8761  
County Clerk, Victoria County, Texas

Date: 7/10/2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/23/2013, in the original principal amount of \$64,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/23/2013, executed by Ruben Solis Martinez & Salvador Solis Martinez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201315422 of the Official Public Records of Victoria County, Texas

Property: (Tract 61) a 7.917 acre tract in the Day Land & Cattle Company Survey, A-477, in Victoria County, Texas.

Date of Sale (first Tuesday of month): August 4, 2015

Time of Sale: 1:00 p.m. to 5:00 p.m., local time

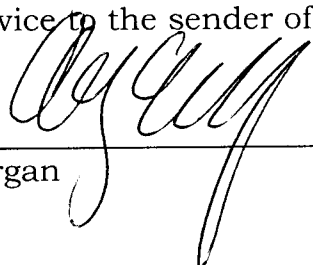
Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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



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2015 JUL 13 A 10:50

  
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. 61, A 7.917 ACRE TRACT IN THE DAY LAND & CATTLE COMPANY SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 7.917 acre tract, lot, or parcel of land out of and being a part of the 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, 785.69 feet to a 60d nail set for the POINT OF BEGINNING, the southwest corner of this tract.

THENCE continuing with the center of said 60 foot access easement, N 44 deg. 39 min. 10 sec. E, 400.00 feet to a 60d nail set for the northwest corner of this tract.

THENCE S 44 deg. 41 min. 18 sec. E, at 30.00 feet pass a 5/8 inch iron rod Set for Reference, 883.96 feet in all to a 5/8 inch iron rod set for the northeast corner of this tract

THENCE S 01 deg. 58 min. 01 sec. E, 151.91 feet to a 5/8 inch iron rod set; N 88 deg. 47 min. 06 sec. W, 420.54 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 45 deg. 02 min. 38 sec. W, at 658.95 feet pass a 5/8 inch iron rod Set for Reference, 688.95 feet in all to the POINT OF BEGINNING, containing 7.917 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 #: 116211-61

Date Created: 01-28-13

# Notice of Trustee's Sale

FILE No. 8762  
County Clerk, Victoria County, Texas

Date: 7/10/2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/28/2012, in the original principal amount of \$74,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/28/2012, executed by Wes Franz & Jessica Franz to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201300116 of the Official Public Records of Victoria County, Texas

Property: (Tracts 50 and 51) a 5.040 and 5.192 Ac. Tracts of land in the Indianola Railroad Co. Survey No. 9, A-190 in Victoria County, Texas.

Date of Sale (first Tuesday of month): August 4, 2015

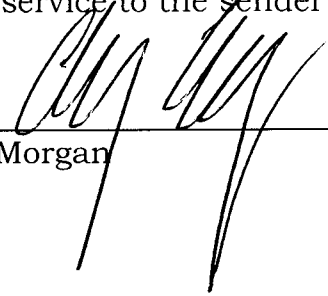
Time of Sale: 1:00 p.m. to 5:00 p.m., local time

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.

  
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Clay E. Morgan

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an  
2015 JUL 13 A 10:51

  
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DIDI COOLEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



# 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. 50, A 5.040 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.040 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, 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, in all, 6531.24 feet to a 60d nail set, in the center 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, 1243.12 feet to a 5/8 inch iron rod set in the center of a cul-de-sac.


THENCE N 89 deg. 42 min. 59 sec. W, 25.04 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE N 87 deg. 41 min. 27 sec. W, at 34.96 feet pass a 5/8 inch iron rod Set for Reference, 421.06 feet in all to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 01 deg. 58 min. 01 sec. W, 518.81 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 88 deg. 47 min. 06 sec. E, 420.54 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 471.33 feet pass a 5/8 inch iron rod Set for Reference, in all 526.86 feet to the POINT OF BEGINNING, containing 5.040 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 #: 116211-50

Date Created: 08-27-12

# 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. 51, A 5.192 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.192 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, 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, in all, 6531.24 feet to a 60d nail set, at the center 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, 1193.12 feet to a 60d nail set, for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE N 87 deg. 41 min. 27 sec. W, at 37.10 feet pass a 5/8 inch iron rod Set for Reference, 808.75 feet in all to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 01 deg. 58 min. 01 sec. W, 560.99 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 88 deg. 47 min. 06 sec. E, 420.54 feet to a 5/8 inch iron rod set for the most northerly northeast corner of this tract.

THENCE S 01 deg. 58 min. 01 sec. E, 518.81 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 87 deg. 41 min. 27 sec. E, at 361.10 feet pass a 5/8 inch iron rod Set for Reference, 421.06 feet in all to a 60d nail set for an angle; S 89 deg. 42 min. 59 sec. E, 25.04 feet to a 5/8 inch iron rod set in the center of a cul-de-sac of the before said 60 foot access easement, for the most southerly northeast corner of this tract.

THENCE with the center of said easement, S 01 deg. 58 min. 01 sec. E, 50.00 feet to the POINT OF BEGINNING, containing 5.192 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 #: 116211-51

Date Created: 08-27-12

Notice of Trustee's Sale **FILE No. 8763**  
County Clerk, Victoria County, Texas  
County, Texas

Date: 7/10/2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/3/2013, in the original principal amount of \$35,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/3/2013, executed by Henry E. Ortiz & Angelina Ortiz to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201305747 of the Official Public Records of Victoria County, Texas

Property: (Tract 23) A 5.040 acre tract in the Indianola Railroad Company Survey No. 9, A-190, Victoria County, Texas.

Date of Sale (first Tuesday of month): August 4, 2015

Time of Sale: 1:00 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.

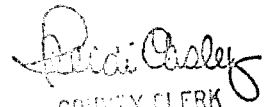
Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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**  
or  
2015 JUL 13 A 10:51

  
Patsy Casley  
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. 23, A 5.040 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.040 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, 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 set 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 set where same intersects the center of another 60 foot access easement, in all, 4190.00 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod set in the north line of said easement bears N 01 deg. 58 min. 01 sec. W, 30.70 feet.

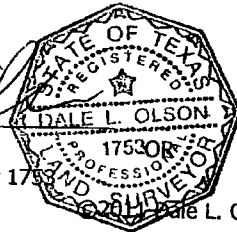
THENCE continuing with the south line of the 510.086 acre tract and center of said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, 424.86 feet to a 60d nail set for the southwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the north line of said easement bears N 01 deg. 58 min. 01 sec. W, 30.70 feet.

THENCE N 01 deg. 58 min. 01 sec. W, 483.74 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE N 88 deg. 01 min. 59 sec. E, 415.20 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, 573.83 feet to the POINT OF BEGINNING, containing 5.040 acres of land.

*Dale L. Olson*  
Dale L. Olson  
Reg. Pro. Land Surveyor 17538



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

Dale L. Olson Surveying Co.

Order #: 116211-23

Date Created: 12/02/11

A-M/Marcum-J 17525

FILE No. 8764  
County Clerk, Victoria County, Texas

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2015 JUL 13 P 2:30

DATE: July 13, 2015

NOTE:

DATE: November 14, 2011  
AMOUNT: \$20,400.00  
MAKER: John Marcum  
PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

*Deidi Criley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

DEED OF TRUST:

DATE: November 14, 2011  
GRANTOR: John Marcum  
BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment  
COUNTY WHERE PROPERTY IS LOCATED: Victoria  
TRUSTEE: Michael Baucum or Jerry T. Steed  
RECORDING INFORMATION: Document No. 201111608, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Lot 19, Block 1, Quail Creek North Subdivision, Phase II, according to the map or plat of record in the Official Records of Victoria County, Texas.

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

BORROWER/DEBTOR NOW: John Marcum

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

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

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

August 4, 2015, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

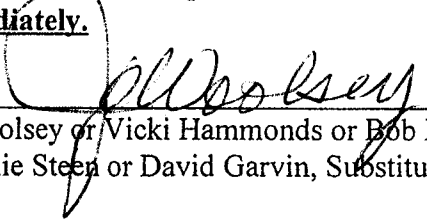
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint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

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

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

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

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

  
\_\_\_\_\_  
Jo Woolsey or Vicki Hammonds or Bob Frisch  
or Jamie Steen or David Garvin, Substitute Trustee

2015 JUL 13 P 2:33

**NOTICE OF FORECLOSURE SALE**

*Jo Woolsey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

BEING LOT NUMBER NINETEEN (19), IN BLOCK NUMBER TWO (2), OF BROWNSON TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 54, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/22/2004 and recorded in Document 200405581 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: 08/04/2015

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by LUIS A CASTILLO AND ELIZABETH CASTILLO, provides that it secures the payment of the indebtedness in the original principal amount of \$99,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, solely as Trustee for New Century Home Equity Loan Trust Series 2004-A Asset Backed Pass-Through Certificates, Series 2004-A 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 Deutsche Bank National Trust Company, solely as Trustee for New Century Home Equity Loan Trust Series 2004-A Asset Backed Pass-Through Certificates, Series 2004-A 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. **Default and Request to Act.** Default has occurred under the deed of trust and Deutsche Bank National Trust Company, solely as Trustee for New Century Home Equity Loan Trust Series 2004-A Asset Backed Pass-Through Certificates, Series 2004-A obtained a Home Equity Foreclosure Order from the 267th District Court of Victoria County on 06/25/2015 under Cause No. 15-05-77915-C. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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

14-003884-670  
2108 LOMA VISTA STREET  
VICTORIA, TX 77901

**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.**

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2015 JUL 13 P 2:33

*Randi Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 03/28/2005  
**Grantor(s):** FRANK LICERIO, UNMARRIED  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$35,020.00  
**Recording Information:** Instrument 200504921  
**Property County:** Victoria  
**Property:** BEING LOT NUMBERS TWENTY-SIX (26), TWENTY-SEVEN (27) AND TWENTY-EIGHT (28), IN BLOCK NUMBER ONE (1) OF BUNDICK ADDITION TO THE TOWNSITE OF BLOOMINGTON, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 60, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES  
**Reported Address:** 462 HEDGES, BLOOMINGTON, TX 77951

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.  
**Current Mortgagee:** HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of August, 2015  
**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.

*Jo Woolsey*



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

*Jo Woolsey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 02/12/2003  
**Grantor(s):** ADAN MARTINEZ AND SPOUSE, MICHELE MARTINEZ  
**Original Mortgagee:** WELLS FARGO HOME MORTGAGE, INC.  
**Original Principal:** \$119,600.00  
**Recording Information:** Instrument 200303062  
**Property County:** Victoria  
**Property:**

BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER TWO (2), OF MESQUITEWOOD ESTATES, SECTION I, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 34 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

**Reported Address:** 205 BASSWOOD 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 4th day of August, 2015  
**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

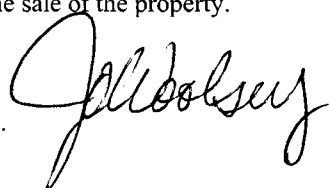
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE 2015 JUL 13 B 2: 35

*Jo Woolsey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 03/14/2006  
**Grantor(s):** LAWRENCE TURNER AND JUANITA TURNER, HUSBAND AND WIFE  
**Original Mortgagee:** iMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION  
**Original Principal:** \$77,484.00  
**Recording Information:** Instrument 200603542  
**Property County:** Victoria  
**Property:**

BEING LOT NO. TWENTY-ONE (21), IN BLOCK NO. ONE (1), OF MAYFAIR TERRACE SECTION IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 7, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**Reported Address:** 3606 FLAMINGO , VICTORIA, TX 77901

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of August, 2015  
**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.

*Jo Woolsey*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILE No.** 8769  
**County Clerk, Victoria County, Texas**

**FILED**

2015 JUL 14 P 12: 57

*Patricia Caballero*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**VICTORIA County Deed of Trust:**

**Dated:** October 26, 2006

**Amount:** \$103,200.00

**Grantor(s):** MELISSA BROWN

**Original Mortgagee:** AMERICA'S WHOLESALE LENDER

**Current Mortgagee:** The Bank of New York Mellon , f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates Series 2006-23 by Green Tree Servicing LLC

**Mortgagee Servicer and Address:** c/o GREEN TREE SERVICING LLC, 4250 North , Fort Worth, TX 76137  
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

**Recording Information:** Document No. 200614384

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** August 4, 2015 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.

OSCAR CABALLERO OR DONNA CABALLERO 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.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-027242

*Oscar Caballero*  
OSCAR CABALLERO OR DONNA CABALLERO  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039



**Exhibit "A"**

BEING Lot Number Fourteen (14), in Block Number Three (3), of BRIDLE RIDGE, 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 313 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.