

FILE No. 8654
County Clerk, Victoria County, Texas

Our File Number: 390.100063

Name: SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are 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 July, 2 2008, SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, executed a Deed Of Trust conveying to MICHAEL H. PATTERSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 200808380, 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, February 3, 2015 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, I will sell said Real Estate at the County Courthouse 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, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

BEING A 0.22 ACRE (9,472 SQUARE FOOT) TRACT OF LAND SITUATED IN FARM LOT FOUR (4), BLOCK "A", EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA COUNTY, TEXAS, SAID 0.22 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED FROM DANTE H. GARZA TO MACARIO P. TOVAR AND SOLEDAD Z. TOVAR BY DEED DATED FEBRUARY 23, 2006 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200602367 OF VICTORIA COUNTY, TEXAS, AND DESCRIBED IN VOLUME 215, PAGE 122 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.22 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. TOGETHER WITH MANUFACTURED HOME DESCRIBED AS FOLLOWS: MAKE FLEETWOOD, MODEL: CARRIAGE HILL SERIES 3443C YEAR 2009

Property Address: 205 NORTH MANTZ STREET
VICTORIA, TX 77901
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1610 E. St. Andrew Pl #B150
Santa Ana, CA 92705

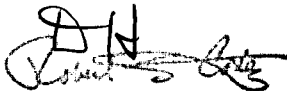
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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, November 28, 2014.

FILED

2014 NOV 17 P 12: 25


COUNTY CLERK
VICTORIA COUNTY, TEXAS


Jo Woolsey, Vicki Hammonds, W.L. Larew, W.D. Larew,
Chance Oliver or Bret Allen, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225
214-526-7900

**THE STATE OF TEXAS)
COUNTY OF VICTORIA)**

Being a 0.22 acre (9,472 square foot) tract of land situated in Farm Lot Four (4), Block "A", East of Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, said 0.22 acre tract being the same tract of land conveyed from Dante H. Garza to Macario P. Tovar and Soledad Z. Tovar by deed dated February 23, 2006 as recorded in Official Records Instrument No. 200602367 of Victoria County, Texas, and described in Volume 215, Page 122 of the Deed Records of Victoria County, Texas, said 0.22 acre tract being described by metes and bounds as follows:

COMMENCING from a 5/8 inch diameter iron rod found at the intersection of the South right-of-way line of Port Lavaca Highway (R.O.W. varies) and the West right-of-way line of Mantz Street (40' R.O.W.);

THENCE, South 20°46'00" West, with the West right-of-way line of Mantz Street, a distance of 175.70 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described tract, said iron rod being the southeast corner of a 0.24 acre tract of land conveyed from Regina Bettin to C. A. Alexander, et ux as recorded in Volume 214, Page 401 of the Deed Records of said county, said iron rod also being the **POINT OF BEGINNING**;

THENCE, South 20°46'00" West, with the West right-of-way line Mantz Street, a distance of 65.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described tract, said iron rod also being the northeast corner of a 0.22 acre tract of land conveyed from Dolores Mae Jones to Gussie Lee King as recorded in Volume 1524, Page 87 of the Deed Records of said county;

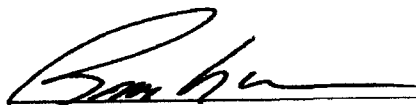
THENCE, North 70°28'00" West, with the common line of the 0.22 acre King tract, a distance of 145.30 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described tract, said iron rod also being the northwest corner of the 0.22 acre King tract and in the East line of a tract of land conveyed to Catherine Marie King Ford as recorded in Volume 724, Page 563 of the Deed Records and described in Volume 211, Page 324 of the Deed Records of said county,

THENCE, North 20°00'00" East, with the common line of the Ford tract, a distance of 65.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described tract, said iron rod also being the southwest corner of the 0.24 acre Alexander tract,

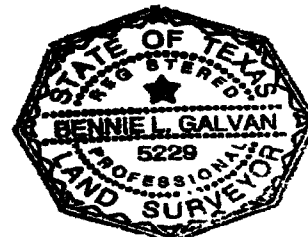
THENCE, South 70°28'00" East, with the common line of the 0.24 acre Alexander tract, a distance of 146.10 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 0.22 acres (9,472 square feet) of land more or less

A survey drawing of even date herewith accompanies this legal description

The foregoing Fieldnote Description is based on an actual survey made under my supervision in June 2008, and is true and correct to the best of my knowledge and belief



Bennie L. Galvan
Registered Professional Land Surveyor
Texas No. 5229



6 27 08

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvar

2008 JUL 10 04:17 PM 200808380
SD \$59.00
VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

THIS DOCUMENT WAS FILED BY
& RETURNED TO:
STEWART TITLE COMPANY
OF THE COASTAL BEND

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: January 06, 2015

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 23, 2008 and recorded in Document CLERK'S FILE NO. 200806590 real property records of VICTORIA County, Texas, with JOHN PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

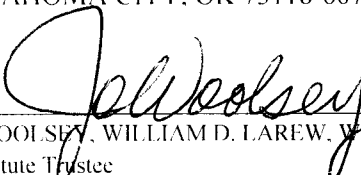
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN PEREZ, securing the payment of the indebtednesses in the original principal amount of \$147,175.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER NINE (9), OF BRIDLE RIDGE III, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 173 C&D, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS


6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077


JO WOOLSEY, WILLIAM D. LAREW, WILLIAM L. LAREW, OR VICKI HAMMONDS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED

2014 NOV 24 P 3: 03


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

Notice of Trustee's Sale

Date: December 2, 2014

2014 DEC -2 P 1:48
aw

Trustee: Stephen A. Beal

Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

Obligation: Real Estate Lien Note dated April 15, 2011, from Maker, Mr. Jose Leal to Payee, BP-Residential, L.L.C., in the original principal amount of \$19,000.00

Deed of Trust

Date: April 15, 2011

Recording Information: Filed on April 26, 2011, and recorded under document number 201104010 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jose Leal

Trustee: Stephen A. Beal

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

Property: Being a tract of land 50.0 feet by 65.0 feet of Lot No. 3, in Block No. 63 of the City of Victoria, Victoria County, Texas, and being more particularly described in "A" attached hereto and incorporated herein by reference for all purposes.

Date of Sale (first Tuesday of month): January 6, 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

Being a tract of land 50 0 feet by 65 0 feet of Lot No Three (3), in Block No Sixty-Three (63) of the City of Victoria, Victoria County, Texas, according to the established map and plat of said City of Victoria, to which map and plat reference is here now made for all purposes. Said tract or parcel of land herein conveyed being more particularly described by metes and bounds as follows, to-wit

BEGINNING at a point in the Northern boundary line of Murray Street, which point of beginning is 88 9 feet in a Westerly direction with the said Northern boundary line of Murray Street from a point marking the intersection of the Western boundary line of Vine Street and the said Northern boundary line of Murray Street,

THENCE in a Westerly direction with the said Northern boundary line of Murray Street, a distance of 50 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in a Northerly direction and parallel with the said Western boundary line of Vine Street, a distance of 65 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in an Easterly direction and parallel with the said Northern boundary line of Murray Street, a distance of 50 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in a Southerly direction and parallel to the said Western boundary line of Vine Street, a distance of 65 0 feet to the POINT OF BEGINNING, and being a tract of land 50 0 feet by 65 0 feet fronting 50 0 feet on Murray Street and running back between parallel lines, a distance of 65 0 feet

FILE No. 8657
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

Date: December 2, 2014

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos St, 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 December 15, 2009, from Maker, Mr. Jose Acuna and Ms. Josefina Acuna, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$39,900.00

Deed of Trust

Date: December 15, 2009

Recording Information: Filed on December 16, 2009, and recorded under document number 200913479 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jose Acuna and Ms. Josefina Acuna, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Seven (7) and Eight (8), in Block Number "G", of PUTNEY-MOORE 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 2, Page 68 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): January 6, 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.

2014 DEC -2 P 1:49
aw
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MICHAEL L. TREVINO and KARLA X. PEREZ of Victoria County, Texas, dated February 26, 2009, 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, January 6, 2015, (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 No. 33, in Block No. 1, of Mayfair Subdivision, 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 18 of the Map and Plat Records of Victoria County, Texas, a/k/a 3402 Oaklawn St., Victoria, Texas 77901;

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 12th day of November, 2014.




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

FILED


2014 DEC -3 P 1:28


COUNTY CLERK
VICTORIA COUNTY, TEXAS

2014 DEC -9 A 11:43
DH

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING Lot Number One (1), in Block Number One (1), of HAMOUDAH SUBDIVISION NO. 1, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, Page 3D of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

All fixtures, furniture, appliances, furnishings, materials, supplies, equipment, goods, machinery, and all other personal property of any kind whatsoever wherever located including that which is now or hereafter located at the foregoing real property (the "Personal Property").

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

Date: Tuesday, January 6, 2015

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Victoria County Courthouse in Victoria, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. 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 cash on the date the property is sold.

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 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.

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

Pursuant to 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 condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute 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 sale.

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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Gavin Wilkins and Melissa Wilkins, dated September 26, 2007, and recorded in Instrument Number 200712787 of the Deed of Trust Records of Victoria County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amount of \$193,000.00, and payable to the order of United Central Bank. VFC Partners 34 LLC is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust pursuant to an Allonge and Assignment of Deed of Trust and Other Collateral Documents dated August 19, 2014.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.


7. The Personal Property being sold is more fully described in that certain Security Agreement dated September 26, 2007, in which you are the debtor and United Central Bank is the secured party.

You are hereby notified that VFC partners 34 LLC will sell the Personal Property herein to the highest bidder at the sale and the Personal Property shall be included in the sale of the real property described herein.

DATED: December 6, 2014.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
510 North Valley Mills Drive, Suite 600
Waco, Texas 76710
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

BEING ALL OF LOT NO FIVE (5), IN BLOCK NO SEVEN (7), OF BRENTWOOD MANOR, A SUBDIVISION TO THE COUNTY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 83, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/29/2006 and recorded in Document 200611921 real property records of Victoria County, Texas.

3. Date, Time, and Place of Sale.

Date: 01/06/2015

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.

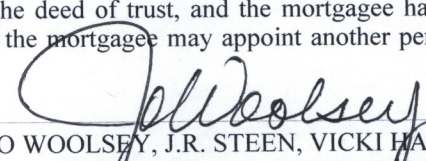
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 MELISSA CASTRO-BARFIELD AND RANDY L. BARFIELD, provides that it secures the payment of the indebtedness in the original principal amount of \$95,000.00, 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, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16 is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16 c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., STE. 300, HIGHLANDS RANCH, CO 80129 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 the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.


JO WOOLSEY, J.R. STEEN, VICKI HAMMONDS, W.D.
LAREW, W.L. LAREW OR BOB FRISCH
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

14-000118-370
501 CAMBRIDGE ST
VICTORIA, TX 77905

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 FORECLOSURE SALE

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

BEING LOT NUMBER SEVEN (7), IN BLOCK NUMBER TEN (10), OF FLEETWOOD SUBDIVISION 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 6, PAGE 170 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/12/2005 and recorded in Document 200513020 real property records of Victoria County, Texas.

2014 DEC 15 P 1:19

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

Date: 01/06/2015

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.


COUNTY CLERK
VICTORIA COUNTY, TEXAS

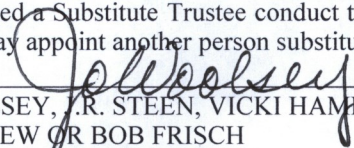
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 DELIA B SOLIZ, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, 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, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4 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, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4 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, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4 obtained a Home Equity Foreclosure Order from the 24th District Court of Victoria County on 12/01/2014 under Cause No. 14-08-76749-A. 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, J.R. STEEN, VICKI HAMMONDS, W.D. LAREW,
W.L. LAREW OR BOB FRISCH
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

14-001060-670
114 JOYCE LANE
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.

A-M/Saunders-RL 17131

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 15, 2014

FILED
PO
2014 DEC 15 P 1:21
Robert S. [Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTE:

DATE: November 21, 2005
AMOUNT: \$21,900.00
MAKER: Richard Lee Saunders and Susan D. Saunders
PAYEE: Ace Land, Inc.

DEED OF TRUST:

DATE: November 21, 2005
GRANTOR: Richard Lee Saunders and Susan D. Saunders
BENEFICIARY: Ace Land, Inc.
COUNTY WHERE PROPERTY IS LOCATED: Victoria
TRUSTEE: Ted G. Seel
RECORDING INFORMATION: Document No. 200516907, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Lot 14, Block 1, Quail Creek North Subdivision, according to the map or plat of said subdivision 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: Richard Lee Saunders and Susan D. Saunders

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

January 6, 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.

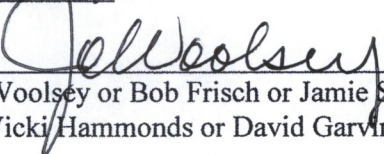
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint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

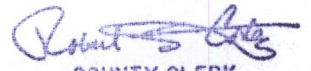
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 Bob Frisch or Jamie Steen
or Vicki Hammonds or David Garvin, Substitute Trustee

FILED
RD
2014 DEC 15 P 1:23

Date: Dec. 15, 2014

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated September 24, 2008 in the original principal amount of \$102,354.00


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust

Date: September 24, 2008
Grantor: Ramon C. Alaniz and Elizabeth A. Alaniz
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 200811834, of the Official Public Records of Real Property of Victoria County, Texas
Property: BEING Lots Numbers One (1) and Two (2), in Block Number Three (3), of R. F. OLIVER 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 2, Page 53 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Substitute Trustee's Name: Brent A. Lane, Jo Woolsey, Bob Frisch, Vicki Hammonds, or Jamie Steen, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

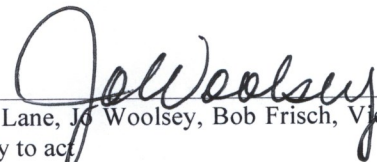
County: Victoria
Date of Sale (first Tuesday of month): January 6, 2015
Time of Sale: 11:00 am - 2:00 pm

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

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

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

Law Office of Beard & Lane, P.C.
12841 Jones Road, Suite 100
Houston, Texas 77070
Telephone: (281) 897-8848

Our File Number: 390.100063

Name: SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE

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.

WHEREAS, on July, 2 2008, SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, executed a Deed Of Trust conveying to MICHAEL H. PATTERSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 200808380, 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, **February 3, 2015** 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, I will sell said Real Estate at the County Courthouse 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, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

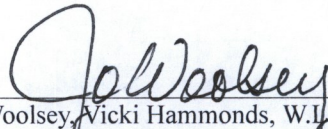
Said Real Estate is described as follows:

BEING A 0.22 ACRE (9,472 SQUARE FOOT) TRACT OF LAND SITUATED IN FARM LOT FOUR (4), BLOCK "A", EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA COUNTY, TEXAS, SAID 0.22 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED FROM DANTE H. GARZA TO MACARIO P. TOVAR AND SOLEDAD Z. TOVAR BY DEED DATED FEBRUARY 23, 2006 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200602367 OF VICTORIA COUNTY, TEXAS, AND DESCRIBED IN VOLUME 215, PAGE 122 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.22 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. TOGETHER WITH MANUFACTURED HOME DESCRIBED AS FOLLOWS: MAKE FLEETWOOD, MODEL: CARRIAGE HILL SERIES 3443C YEAR 2009

Property Address: 205 NORTH MANTZ STREET
VICTORIA, TX 77901
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1610 E, St. Andrew Pl #B150
Santa Ana, CA 92705

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, ^{December 15,} ~~November 28,~~ 2014.



Jo Woolsey, Vicki Hammonds, W.D. Larew, W.D. Larew, Chance Oliver or Bret Allen, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225
214-526-7900

FILED

2014 DEC 15 P 1:25


COUNTY CLERK
VICTORIA COUNTY TEXAS

THE STATE OF TEXAS}
COUNTY OF VICTORIA}

Being a 0.22 acre (9,472 square foot) tract of land situated in Farm Lot Four (4), Block "A", East of Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, said 0.22 acre tract being the same tract of land conveyed from Dante H. Garza to Macario P. Tovar and Soledad Z. Tovar by deed dated February 23, 2006 as recorded in Official Records Instrument No. 200602367 of Victoria County, Texas, and described in Volume 215, Page 122 of the Deed Records of Victoria County, Texas, said 0.22 acre tract being described by metes and bounds as follows:

COMMENCING from a 5/8 inch diameter iron rod found at the intersection of the South right-of-way line of Port Lavaca Highway (R.O.W. varies) and the West right-of-way line of Mantz Street (40' R.O.W.);

THENCE, South 20°46'00" West, with the West right-of-way line of Mantz Street, a distance of 175.70 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described tract, said iron rod being the southeast corner of a 0.24 acre tract of land conveyed from Regina Bettin to C. A. Alexander, et ux as recorded in Volume 214, Page 401 of the Deed Records of said county, said iron rod also being the **POINT OF BEGINNING**;

THENCE, South 20°46'00" West, with the West right-of-way line of Mantz Street, a distance of 65.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described tract, said iron rod also being the northeast corner of a 0.22 acre tract of land conveyed from Dolores Mae Jones to Gussie Lee King as recorded in Volume 1524, Page 87 of the Deed Records of said county;

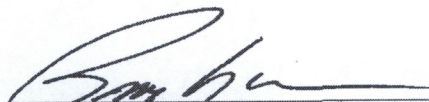
THENCE, North 70°28'00" West, with the common line of the 0.22 acre King tract, a distance of 145.30 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described tract, said iron rod also being the northwest corner of the 0.22 acre King tract and in the East line of a tract of land conveyed to Catherine Marie King Ford as recorded in Volume 724, Page 563 of the Deed Records and described in Volume 211, Page 324 of the Deed Records of said county,

THENCE, North 20°00'00" East, with the common line of the Ford tract, a distance of 65.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described tract, said iron rod also being the southwest corner of the 0.24 acre Alexander tract,

THENCE, South 70°28'00" East, with the common line of the 0.24 acre Alexander tract, a distance of 146.10 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 0.22 acres (9,472 square feet) of land more or less

A survey drawing of even date herewith accompanies this legal description

The foregoing Fieldnote Description is based on an actual survey made under my supervision in June 2008, and is true and correct to the best of my knowledge and belief



Bennie L. Galvan
Registered Professional Land Surveyor
Texas No. 5229



6 27 08

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



2008 JUL 10 04:17 PM 200808380

SD \$59.00
VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

THIS DOCUMENT WAS FILED BY
& RETURNED TO:
STEWART TITLE COMPANY
OF THE COASTAL BEND

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: January 06, 2015

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 02, 2003 and recorded in Document CLERK'S FILE NO. 200306686 real property records of VICTORIA County, Texas, with ERIC L MURPHY AND ROSLYN MURPHY, grantor(s) and FIRSTCAPITAL BANK, SSB, mortgagee.

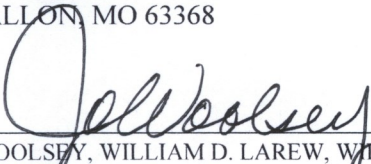
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ERIC L MURPHY AND ROSLYN MURPHY, securing the payment of the indebtednesses in the original principal amount of \$101,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER TWO (2), OF BLUEBONNET HILL, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 43, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368



JO WOOLSEY, WILLIAM D. LAREW, WILLIAM L. LAREW, OR VICKI HAMMONDS
Substitute Trustee

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

FILED 

2014 DEC 15 P 1:27


COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000004758900

FILED

2014 DEC 15 P 1:29

FILE No. 8666
County Clerk, Victoria County, Texas

Robert S. [Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

HOME EQUITY POSTING WITH ORDER ATTACHED

408 AVENUE E
VICTORIA, TX 77901

20130177900335

NOTICE OF SUBSTITUTE TRUSTEE SALE

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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: January 06, 2015

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 March 28, 2007 and recorded in Document CLERK'S FILE NO. 200704179 real property records of VICTORIA County, Texas, with EDWARD BARRON AND JESSICA BARRON, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EDWARD BARRON AND JESSICA BARRON, securing the payment of the indebtednesses in the original principal amount of \$46,800.43, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO FINANCIAL TEXAS, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER FIVE (5), OF BREEZE 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 1, PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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
JO WOOLSEY, WILLIAM D. LAREW, WILLIAM L. LAREW, OR VICKI HAMMONDS
Substitute Trustee
c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS20130177900335

CAUSE NO. 14-03-76035-A

In Re: Order of Foreclosure
Concerning

408 AVENUE E
VICTORIA, TEXAS 77901

Under Tex. R. Civ. P. 736

US
CO
CLERK
OF
COURT
VICTORIA,
TEXAS

IN THE DISTRICT COURT

OF VICTORIA COUNTY, TEXAS

24TH JUDICIAL DISTRICT

AGREED HOME EQUITY FORECLOSURE ORDER

On this date, the court considered petitioner, WELLS FARGO FINANCIAL TEXAS, INC.'S Tex. R. Civ. P. 736 Home Equity Foreclosure Application. The court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. After reviewing the pleadings, the affidavits and the arguments of counsel the court finds:

1. The name and last known address for each respondent subject to this Order (Tex. Prop. Code § 51.0001(2)) are as follows:

Edward Barron
408 Avenue E
Victoria, Texas 77901

Jessica Barron
408 Avenue E
Victoria, Texas 77901

2. The commonly known mailing address of the property encumbered by the lien sought to be foreclosed is 408 AVENUE E, VICTORIA, TEXAS 77901, (the "Property"). The Property legal description is:

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER FIVE (5), OF BREEZE 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 1, PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

3. The Debt exists and is secured by a lien created under TEX. CONST. ART. XVI, § 50(a)(6), for a home equity loan.

4. Petitioner is the beneficiary of the security instrument (hereinafter referred to as the "Deed of Trust"). Edward Barron (hereafter "Obligor" whether one or more) executed the promissory note dated March 28, 2007 in the original principal amount of \$46,800.43. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.

5. Obligor and Jessica Barron executed the Deed of Trust, which is recorded in the Victoria County Real Property Records as Document # 200704179.

6. Respondent/Obligor failed to make payments in accordance with terms of the loan agreement, contract or deed of trust and is in default under the terms of those agreements.

7. As of the date the application was filed, Obligor failed to remit the installment payment due for April 3, 2013 and the installments that have become due after that date. As of February 17, 2014, there are at least 11 unpaid scheduled payments. ~~The amount required to cure the default before February 18, 2014 is \$16,614.25. The amount required to pay off the loan is full before February 18, 2014 is \$61,266.49. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after February 18, 2014, all of which will continue to accrue according to the terms of the Note and Deed of Trust.~~

8. The requisite notices to cure the default and accelerate the maturity of the Debt have been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired.

9. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

10. The court further finds that the Application complies with TEX. R. CIV. P. 735 and 736; that in accordance with TEX. R. CIV. P. 736.7(c) a copy of the required Return of Service has been on file with the Clerk of the Court for at least 10 days. Petitioner has established the basis for foreclosure; that petitioner has appointed J. Woolsey, J. Starn, V. Hammonds, W. Lazew, or their

Oct. 10. 2014 10:57AM

No. 1535 P. 5

successor, as the substitute trustee to conduct the foreclosure contemplated by this proceeding; and that petitioner may proceed with foreclosure of the secured Property according to the terms of the security instrument, TEX. PROP. CODE § 51.002 and applicable law in accordance with TEX. R. CIV. P. 736.9.

IT IS THEREFORE ORDERED that the petitioner may proceed with a foreclosure sale under the terms of the security instrument, TEX. PROP. CODE § 51.002 and applicable law with respect to the secured Property made the subject of this proceeding no earlier than the January 6, 2015 sale date.

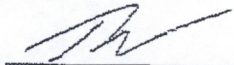
SIGNED this 10 day of OCTOBER, 2014.

15/ Koetter
PRESIDING JUDGE

Oct. 10. 2014 10:57AM

No. 1535 P. 6

ORDER AGREED TO &
SUBMITTED BY:



Thomas L. Brackett
State Bar No: 24034337
15000 Surveyor Blvd., Ste. 100
Addison, Texas 75001
(972) 386-5040
(972) 341-0734 (Facsimile)
thomasbr@bdfgroup.com

ATTORNEY FOR PETITIONER



O.F. Jones III
State Bar No. 10974000
109 W. Santa Rose
P.O. Drawer E
Victoria, Texas 77902
(361) 573-6381
(361) 576-4607 (Facsimile)
Ofjones60@gmail.com

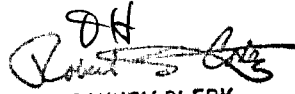
ATTORNEY FOR DEFENDANT

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

DEED OF TRUST INFORMATION:

Date: 11/23/2007
Grantor(s): ROBERT SUNIGA, ROSE SUNIGA, HUSBAND AND WIFE
Original Mortgagee: CITIFINANCIAL, INC.
Original Principal: \$80,164.02
Recording Information: Instrument 200714965
Property County: Victoria
Property:

2014 DEC 15 P 2:15

COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEING LOT NUMBER FOUR (4) IN BLOCK NUMBER EIGHT (8) OF BON-AIRE ADDITION AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 245, PAGE 581 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 2308 MACARTHUR, 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: CitiFinancial Servicing LLC
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiFinancial Servicing LLC
Mortgage Servicer Address: 1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of January, 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): Oscar Caballero or Donna Caballero, 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 Oscar Caballero or Donna Caballero, 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. Oscar Caballero or Donna Caballero, 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.



CAUSE NO. 14-08-76781-A

IN RE: ORDER FOR FORECLOSURE
CONCERNING: 2308 MACARTHUR
VICTORIA, TX 77901
UNDER TEX. R. CIV. PROC. 736

PETITIONER:
CITIFINANCIAL SERVICING LLC

RESPONDENTS:
ROBERT SUNIGA AND ROSE SUNIGA

§
§
§
§
§
§
§
§
§
§
§
§
§

FILED
2014 SEP 26 PM 1:18
IN THE DISTRICT COURT
Edy Strick
DISTRICT CLERK
VICTORIA COUNTY, TEXAS

VICTORIA COUNTY, TEXAS

24TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is

Robert Suniga, whose last known address is
9742 Amber Ledge, San Antonio, TX 78245

Rose Suniga, whose last known address is
9742 Amber Ledge, San Antonio, TX 78245

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 2308 Macarthur, Victoria, TX 77901 with the following legal description:

BEING LOT NUMBER FOUR (4) IN BLOCK NUMBER EIGHT (8) OF BON-AIRE ADDITION AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 245, AT PAGE 581 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 200714965 and recorded in the real property records of Victoria County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 26th day of September, 2014.



JUDGE PRESIDING

Return to:

Buckley Madole, P.C.
Attn: Home Equity Department
14841 Dallas Parkway, Suite 425
Dallas, TX 75254

FILE No. 8668
County Clerk, Victoria County, Texas

FILED

2014 DEC 15 P 2:16

Robert S. Gate
COUNTY CLERK
VICTORIA COUNTY, TEXAS

C&S No. 44-14-2798 / Conventional / No
JPMorgan Chase Bank, National Association

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: February 05, 2004

Grantor(s): Mark D. Crapnell, Valarie L. Crapnell, husband and wife

Original Trustee: Charles A. Brown

Original Mortgagee: Chase Manhattan Mortgage Corp.

Recording Information: Clerk's File No. 200403418, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

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

Date of Sale: 01/06/2015

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 NO. TWENTY (20), IN BLOCK NO. SEVEN (7), OF MEADOW BROOK SUBDIVISION, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 322, PAGE 23, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Place of Sale of Property:

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

For Information:

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

Oscar Caballero
Oscar Caballero, Donna Caballero, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039



4501190

FILE No. 8669
County Clerk, Victoria County, Texas

FILED

2014 DEC 15 P 2:17

Robert S. Arta
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County Deed of Trust:

Dated: April 4, 2007

Amount: \$57,049.00

Grantor(s): ANTONIO RODRIGUEZ and PRISCILLA RODRIGUEZ

Original Mortgagee: ALETHES, LLC

Current Mortgagee: EVERBANK

Mortgagee Servicer and Address: c/o GREEN TREE SERVICING LLC, 4250 North Freeway, 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. 200704431

Legal Description: BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER C, OF BOULEVARD ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DISCRIPTIVE PURPOSES.

Date of Sale: January 6, 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: 2014-025686

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



Notice of Trustee's Sale

Date: December 15, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 05/04/2013, 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 05/04/2013, executed by Joel Mendoza to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201305434 of the Official Public Records of Victoria County, Texas

Property: (Tract 70) A 5.064 acre tract in the A. E. Noble Survey, A-380 and Indianola Railroad Company Survey Number 5, A-189, Victoria County, Texas.

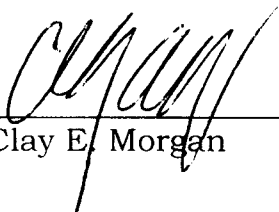
Date of Sale (first Tuesday of month): January 6, 2015

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.



Clay E. Morgan

FILED

2014 DEC 16 A 11:32


COUNTY CLERK
VICTORIA COUNTY, TEXAS