

NOTICE OF FORECLOSURE SALE

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: 09/01/2015

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.

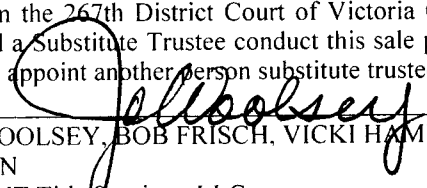
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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, 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.

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2015 JUL 27 A 10:36


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: October 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.

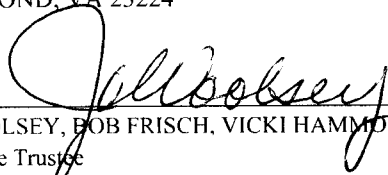
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 07, 2006 and recorded in Document CLERK'S FILE NO. 200610602 real property records of VICTORIA County, Texas, with JEFFERY COOKE AND UNA COOKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFERY COOKE AND UNA COOKE, securing the payment of the indebtednesses in the original principal amount of \$69,351.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST MORTGAGE, 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 in the attached Exhibit A.

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

c/o SUNTRUST MORTGAGE, INC.
1001 SEMMES AVENUE MAIL CODE RVW 3014
RICHMOND, VA 23224



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

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a
2015 JUL 27 A 10:37

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER TWELVE (12), OF INWOOD TERRACE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 59 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS00000005390349

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: October 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.

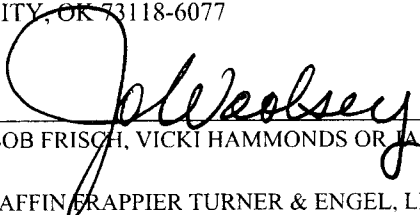
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 13, 1996 and recorded in Document VOLUME 0239, PAGE 479 real property records of VICTORIA County, Texas, with CARLOS C. RODRIGUEZ AND JULIA RODRIGUEZ, grantor(s) and COMMUNITY 1ST MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARLOS C. RODRIGUEZ AND JULIA RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$46,421.00, 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 in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

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2015 JUL 27 A 10: 38


HEIDI OSLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clrk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS0000005399332

EXHIBIT "A"

BEING LOT NO. FIVE (5), IN BLOCK SIX (6) OF MAYFAIR TERRACE SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL DESCRIPTIVE PURPOSES.



NOS0000005399332

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by RICHARD FLORES and ESHTER FLORES of Victoria County, Texas, dated March 21, 2013, and duly recorded in Instrument No. 201303648, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, September 1, 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 0.79 of an acre situated in and a part of Farm Lot No. 1, in Block No. 3, Range 6, East Above Town in the Four League Grant to the Town of Victoria, Victoria County, Texas, and being more particularly described by metes and bounds description on Exhibit "A" attached hereto and incorporated herein by reference for all purposes;

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the 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 4th day of August, 2015.



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

FILED

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Paidi Osley *Bt*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT A

0.79 OF AN ACRE FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF VICTORIA }

Being 0.79 of an acre situated in the a part of Farm Lot No. One (1), in Block No. Three (3), Range Six (6), East Above Town on the Four League Grant, Victoria County, Texas, and being a portion of that certain tract of land described in a deed recorded in Volume 1343, Page 111 of the Deed Records of Victoria County, Texas. This 0.79 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a iron rod found in the North line of Lone Tree Road (Instrument Number 200601129, Official Records, Victoria County, Texas, for the Southwest corner of this 0.79 of an acre, and the Southeast corner of a 2.10 acre tract recorded in Volume 362, Page 477 of the Deed Records of Victoria County, Texas;

THENCE, with the common line of this tract and said 2.10 acre tract as follows;

1. N 03 degrees, 42'26" W a distance of 281.21 feet to a iron rod found for the Northwest corner of this 0.79 of an acre;
2. N 85 degrees, 02'03" E a distance of 124.63 feet to a iron rod found for the Northeast corner of this 0.79 of an acre:

THENCE, with the West line of Rossi Street as follows;

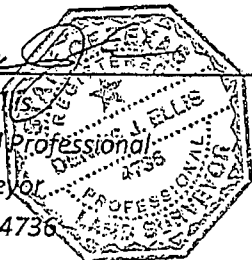
1. S 03 degrees, 42'18" E a distance of 270.78 feet to a iron rod fond for the Southeast corner of this 0.79 of an acre:
2. Delta = 57 degrees, 04'58", Radius = 22.50', Arc length = 22.42 feet and Chord = S 56 degrees, 25'36" W a distance of 21.50 feet to a iron rod found for a corner;

THENCE, S 84 degrees, 58'00" W (bearing reference line) with the North line of Lone Tree Road a distance of 105.97 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.79 of an acre.

A survey plat accompanies this description.

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on March 14, 2013, and bearings are based on a deed recorded on Instrument Number 200601129 of the Official Records of Victoria County, Texas.

Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736



3/19/13

Date

Notice of Trustee's Sale

FILE No. 8774
County Clerk, Victoria County, Texas

Date: August 4, 2015

Trustee: Stephen A. Beal

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 October 29, 2008, from Maker, Jeff Wenzel to Payee, BP-Residential, L.L.C., in the original principal amount of \$50,000.00

Deed of Trust

Date: October 29, 2008

Recording Information: Filed on October 8, 2008, and recorded under document number 200812765 Official Public Records of VICTORIA County, Texas

Grantor: Jeff Wenzel

Trustee: Stephen A. Beal

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

Property: BEING the West 54.67 feet (W-54.67') of Lot Number Twenty-eight (28), in Block Number One (1), of the WOODLAWN 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 1, Page 23 of the Plat Records of Victoria County, Texas; reference to which map and plat is heremade and incorporated herein for all purposes

Date of Sale (first Tuesday of month): September 1, 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.

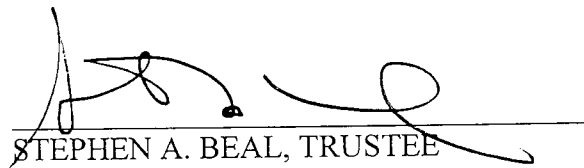
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and 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

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2015 AUG -4 P 3:59


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: August 4, 2015

Trustee: Stephen A. Beal

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 June 29, 2013, from Maker, Travis M. Villareal and San Juanita Villareal, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$79,000.00

Deed of Trust

Date: June 29, 2013

Recording Information: Filed on July 2, 2013, and recorded under document number 201207122 Official Public Records of VICTORIA County, Texas

Grantor: Travis M. Villareal and San Juanita Villareal, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Six (6), in Block Number Three (3), of Coleman Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 1, Page 45, of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): September 1, 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

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2015 AUG -4 P 3:59


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

NOTICE OF TRUSTEE'S SALE

**FILE No. 8776
County Clerk, Victoria County, Texas**

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

WHEREAS, by Deed of Trust dated September 1, 2015, MENIA RAY RAINES and JESSIE RAY BURNS conveyed to DENNIS J. KOWALIK, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING a .55 acre tract of land situated in the Silvestre DeLeon Survey, Abstract No. 76, Victoria County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herewith for all purposes..

THIS CONVEYANCE and the warranty herein contained are expressly MADE SUBJECT to any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other matters affecting the above-described property and appearing of record in the Office of the County Clerk of Victoria County, Texas;

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$80,100.00, executed by GAVINO MALDONADO, JR., and EVETT PENA, and made payable to MENIA RAY RAINES and JESSIE RAY BURNS (herein the "Note"), which such Deed of Trust is recorded in Official Records Instrument #201005797, of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

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

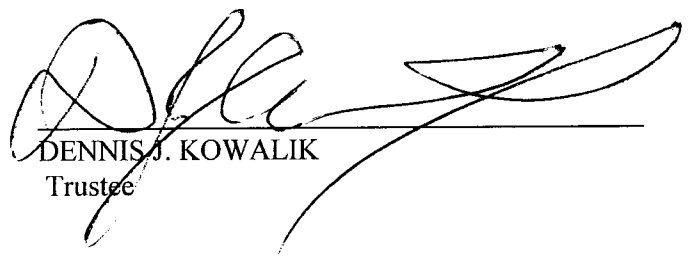
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 1st day of September, 2015, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase or of which the purchaser is considering purchase.

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

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

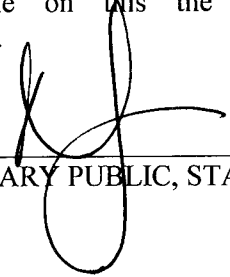
WITNESS my hand this the 7 day of AUGUST, 2015.


DENNIS J. KOWALIK
Trustee

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on this the 7th day of August, 2015, by DENNIS J. KOWALIK.




NOTARY PUBLIC, STATE OF TEXAS

FILED

2015 AUG -7 P 1:28


COUNTY CLERK
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS}
COUNTY OF VICTORIA}

TRACT I

Being a 0.55 acre tract of land situated in the Silvestre De Leon Survey, Abstract No. 76, in Victoria County, Texas, said 0.55 acre tract of land being a portion of a 28.183 acre tract of land conveyed from Joe U. Garza, et ux to J.C. Raines, et ux dated September 23, 1974 as recorded in the Volume 858, Page 28 of the Deed Records of Victoria County, Texas, said 0.55 acre tract being more particularly described by metes and bounds as follows:

COMMENCING from a concrete monument found for the South corner of the 28.183 acre Raines tract and the East corner of a residual 27.89 acre tract of land conveyed from Nina Schulte to Charles R. Schulte as recorded in the Official Records Instrument # 200404591 of said county;

THENCE, North 43°22'21" West, (basis of bearing), with the southwest line of the 28.183 acre Raines tract and the northeast line of the residual 27.89 acre Schulte tract, passing at an approximate distance of 868 feet a point for an exterior corner of the residual 27.89 acre Schulte tract and the East corner of a 1.68 acre tract of land conveyed from Nina Schulte to Charles R. Schulte as recorded in the Official Records Instrument # 199915409 of said county, and continuing for an overall distance of 923.03 feet a 5/8 inch diameter iron rod with plastic cap stamped "Landtech Consultants" set for the South corner of the herein described tract, said iron rod also being the **FIELDNOTE POINT OF BEGINNING**;

THENCE, North 43°22'21" West, with the southwest line of the 28.183 acre Raines tract and the northeast line of the 1.68 acre Schulte tract, a distance of 145.65 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Landtech Consultants" set for the West corner of the herein described tract;

THENCE, North 44°43'51" East, crossing the 28.183 acre Raines tract, a distance of 155.90 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Landtech Consultants" set for the North corner of the herein described tract;

THENCE, South 46°16'36" East, crossing the 28.183 acre Raines tract, a distance of 153.04 feet to a fence corner post for the East corner the herein described tract;

THENCE, South 47°20'21" West, crossing the 28.183 acre Raines tract, a distance of 163.58 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 0.55 acres of land more or less.

TRACT II: (EASEMENT)

Along with a 30 foot wide easement for access crossing the above referenced 28.183 acre Raines tract, said 30 foot wide easement being 15 feet on each side of the following described centerline and being more particularly described by metes and bounds as follows:

BEGINNING at a point for an interior corner of the 28.183 acre Raines tract, an exterior corner of the 30.679 acre Arciniega tract and at the West end of King Drive;

THENCE, South 53°21'31" West, crossing the 28.183 acre Raines tract, a distance of 40.00 feet to a point;

THENCE, South 70°28'32" West, crossing the 28.183 acre Raines tract, a distance of 200.00 feet to a point;

THENCE, South 66°21'25" West, crossing the 28.183 acre Raines tract, a distance of 120.00 feet to a point;

THENCE, South 71°33'55" West, crossing the 28.183 acre Raines tract, a distance of 50.00 feet to a point;

THENCE, South 64°08'03" West, crossing the 28.183 acre Raines tract, a distance of 40.00 feet to a point;

EXHIBIT A

THIENCE, North 55°04'03" West, crossing the 28.183 acre Raines tract, a distance of 80.00 feet to a point;

THIENCE, North 73°16'36" West, crossing the 28.183 acre Raines tract, a distance of 40.00 feet to a point;

THIENCE, South 63°13'34" West, crossing the 28.183 acre Raines tract, a distance of 45.00 feet to a point;

THIENCE, South 54°30'48" West, crossing the 28.183 acre Raines tract, a distance of 45.00 feet to a point;

THIENCE, South 62°05'11" West, crossing the 28.183 acre Raines tract, a distance of 81.39 feet to a point;

THIENCE, South 73°01'36" West, crossing the 28.183 acre Raines tract, a distance of 12.00 feet to a point;

THIENCE, South 52°51'15" West, crossing the 28.183 acre Raines tract, a distance of 112.62 feet to a point;

THIENCE, South 16°53'37" East, crossing the 28.183 acre Raines tract, a distance of 113.42 feet to a point;

THIENCE, South 46°16'36" East, crossing the 28.183 acre Raines tract, a distance of 23.09 feet to the POINT OF TERMINUS, CONTAINING within these metes and bounds a 30 foot wide easement for access 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 January 2007 and is true and correct to the best of my knowledge and belief.



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

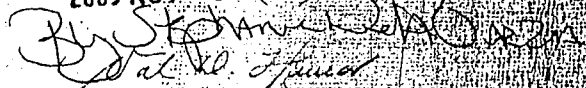
EXHIBIT A



4.3.07

FILED

2009 NOV -5 AM 9:26



COUNTY CLERK
VICTORIA COUNTY, TEXAS

CITIFINANCIAL SERVICING, LLC (CIF)
GARCIA, ELISARDO
3204 CEDAR STREET, VICTORIA, TX 77901

CONVENTIONAL
Our File Number: 14-017742

FILE No. 8777
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 4, 2005, ELISARDO GARCIA STELLA GARCIA HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to T. JIMENEZ, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **VICTORIA COUNTY, TX** and is recorded under Clerk's File/Instrument Number 200501904, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on June 25, 2015 under Cause No. 15-05-77919-C in the 267th Judicial District Victoria County, TEXAS.;

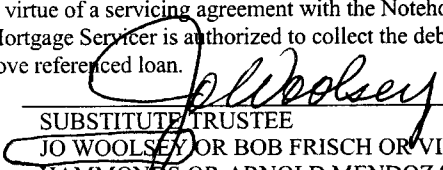
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, September 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **VICTORIA COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING ALL OF LOT FOURTEEN (14), BLOCK ONE (1), RED RIVER HEIGHTS, SECTION 2, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, AS REFLECTED BY MAP OR PLAT OF SAID ADDITION, OF RECORD IN VOLUME 3, AT PAGE 14 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 3204 CEDAR STREET
VICTORIA, TX 77901
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC
Noteholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY
6400 LAS COLINAS BLVD
IRVING, TEXAS 75039

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.


SUBSTITUTE TRUSTEE
JO WOOLSEY OR BOB FRISCH OR VICKI
HAMMONS OR ARNOLD MENDOZA
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

FILED

2015 AUG 10 A 11:18


COUNTY CLERK

CITIFINANCIAL SERVICING, LLC (CIF)
SALAZAR, BEATRICE AND ALEJANDRO, JR.
2507 PLOVER, VICTORIA, TX 77901

CONVENTIONAL
Our File Number: 15-020048

FILE No. 8778
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 10, 2008, ALEJANDRO SALAZAR, JR., BEATRICE SALAZAR, HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ELSA BRIONES, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200811304, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on July 10, 2015 under Cause No. 15-05-77943-C in the 267th Judicial District Victoria County, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT FOUR (4), BLOCK FOUR (4) OF MEADOWMERE 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 309, PAGE 530 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 2507 PLOVER
VICTORIA, TX 77901
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC
Noteholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY
6400 LAS COLINAS BLVD
IRVING, TEXAS 75039

FILED

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.

Dicki Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Jo Woolsey
SUBSTITUTE TRUSTEE
JO WOOLSEY OR BOB FRISCH OR VICKI
HAMMONDS OR ARNOLD MENDOZA
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE No. 8779
County Clerk, Victoria County, Texas

VICTORIA County Deed of Trust:

Dated: January 25, 2008

Amount: \$58,400.00

Grantor(s): FERNANDO P. GARCIA and NOEMI GARCIA

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

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

Recording Information: Document No. 200801171

Legal Description: BEING LOT NUMBER ONE (1), IN BLOCK NUMBER ONE (1), OF TURNER SUBDIVISION, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 234 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on July 7, 2015 under Cause No. 15-03-77688-D in the 377 Judicial District Court of VICTORIA County, Texas

Date of Sale: October 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: 2015-001333

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

FILED
am
2015 AUG 10 P 1:03

Dicki Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

«Field11»«Field499»



4538801

FILE No. 8780
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

Date: 8/10/2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 1/30/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/30/2015, executed by Richard Solis & Roxann Solis to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201501230 of the Official Public Records of Victoria County, Texas

Property: (Tract 60) 5.188 acre tract in the Day Land & Cattle Company Survey, A-477, Victoria County, TX

Date of Sale (first Tuesday of month): September 1, 2015

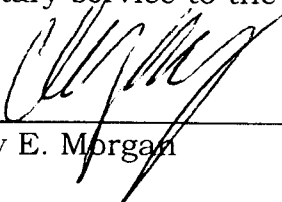
Time of Sale: 1:00 p.m. to 5:00 p.m., local time

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

2015 AUG 11 A 10:21

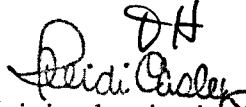

Heidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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. 60, A 5.188 ACRE TRACT IN THE DAY LAND & CATTLE COMPANY SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 5.188 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.

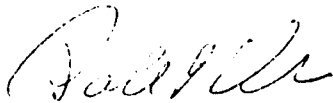
THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

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, 129.69 feet to a 60d nail set for the POINT OF BEGINNING, the west or southwest corner of this tract.

THENCE continuing with the center of said 60 foot access easement, N 44 deg. 39 min. 10 sec. E, 656.00 feet to a 60d nail set for the north corner of this tract.

THENCE S 45 deg. 02 min. 38 sec. E, at 30.00 feet pass a 5/8 inch iron rod Set for Reference, 688.95 feet in all to a 5/8 inch iron rod set for the east or southeast corner of this tract

THENCE N 88 deg. 47 min. 06 sec. W, 948.79 feet to the POINT OF BEGINNING, containing 5.188 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 #: 116211-60

Date Created: 01-28-13

FILE No. 8781
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

Date: 8/10/2015

2015 AUG 11 A 10:24

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

OH
Patti Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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): September 1, 2015

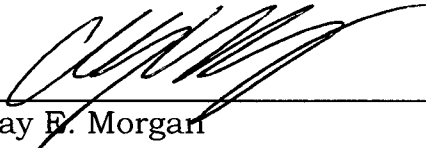
Time of Sale: 1:00 p.m. to 5:00 p.m., local time

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

"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
Reg. Pro. Land Surveyor 17530



Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 116211-23

Dale L. Olson Surveying Co.
Date Created: 12/02/11

FILE No. 8782
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2015 AUG 11 A 10:26

P. C. Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: 8/10/2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 6/9/2014, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 6/9/2014, executed by Miguel Ceron and Martha Wright to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201407084 of the Official Public Records of Victoria County, Texas

Property: (Tract 27) a 5.024 acre tract of land in the Indianola Railroad Company Survey No. 9, A-190 in Victoria County, Texas.

Date of Sale (first Tuesday of month): September 1, 2015

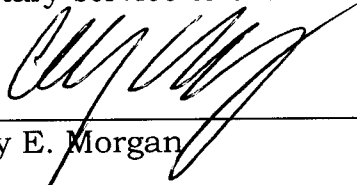
Time of Sale: 1:00 p.m. to 5:00 p.m., local time

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

Exhibit "A"

DALE L. OLSON

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FIELD NOTES FOR TRACT NO. 27, A 5.024 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.024 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, 5141.65 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

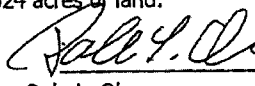
THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 842.41 feet to a 60d nail set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

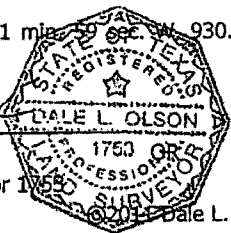
THENCE continuing with the center of said easement, N 01 deg. 58 min. 01 sec. W, 235.30 feet to a 60d nail set for the northwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

THENCE N 88 deg. 01 min. 59 sec. E, 930.00 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, 235.30 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE S 88 deg. 01 min. 59 sec. E, 930.00 feet to the POINT OF BEGINNING, containing 5.024 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson
Reg. Pro. Land Surveyor 5386
Dale L. Olson Surveying Co.
Date Created:12/13/11

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