

NOTICE OF TRUSTEE'S SALE

FILE No. 8501
County Clerk, Victoria County, Texas

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

§ KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 26, 1997, Frederick A. Hosler and Pam M. Hosler conveyed to Janis L. Scott, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Being Lot No. Ten (10), in Block No. Six (6), Will Rogers Terrace, an addition in the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 25 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

(herein the "Property") to secure that those two (2) certain Promissory Notes therein described in the original principal amounts of \$35,090.00 and \$4,610.00, executed by Frederick A. Hosler and Pam M. Hosler, and made payable to Habitat for Humanity, Victoria (now known as Golden Crescent Habitat for Humanity) (herein the "Note" whether one or more), which such Deed of Trust is recorded in Volume 303, Page 775 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Notes 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 February 4, 2014, 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, 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.

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

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

WITNESS my hand this the 27 day of December, 2013.

Janis L. Scott

Janis L. Scott
Trustee
Anderson, Smith, Null & Stofer, LLP
101 West Goodwin, Suite 700, Victoria, TX 77901

FILED
[Signature]
2013 DEC 27 PM 2:00
[Signature]

VICTORIA COUNTY, TEXAS

3508 WILDWOOD STREET
VICTORIA, TX 77901

FILE No. 8502
County Clerk, Victoria County, Texas
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

20130187406209

FILED
Ann Moody
2013 DEC 30 PM 1:43
Robert S. Lee
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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: February 04, 2014

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 19, 1999 and recorded in Document CLERK'S FILE NO. 199910989 real property records of VICTORIA County, Texas, with MONICA MARTINEZ, grantor(s) and MILDOR CORP. DBA COMMUNITY 1ST MORTGAGE, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MONICA MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$39,631.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER TWENTY-FIVE (25), BLOCK NUMBER TWO (2), 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, PLAT RECORDS, 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive
/Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com



NOS20130187406209

63 WALLACE LANE
VICTORIA, TX 77904

FILE No. 8503
County Clerk, Victoria County, Texas

20110031404902

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED
2013 DEC 30 PM 1:44

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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: February 04, 2014

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 01, 1995 and recorded in Document VOLUME 0198, PAGE 859 real property records of VICTORIA County, Texas, with EDDIE DON TEAGUE JR AND KIM TEAGUE, grantor(s) and VICTORIA BANK & TRUST COMPANY, mortgagee.

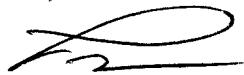
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EDDIE DON TEAGUE JR AND KIM TEAGUE, securing the payment of the indebtednesses in the original principal amount of \$114,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL 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. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067



J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee

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



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TRACT ONE:

BEING A 4.006 ACRE TRACT OF LAND SITUATED IN THE SYLVESTRE DE LEON GRANT, ABSTRACT 76, VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2 AND 3 OF PEARLAND GANO'S ADDITION TO NURSERY ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION RECORDED IN VOLUME 33, PAGE 224-225 OF THE DEED RECORDS OF SAID COUNTY, AND FURTHER SAID 4.006 ACRE TRACT OF LAND BEING COMPRISED OF THOSE CERTAIN TRACTS OF LAND DESIGNATED TRACT TWO AND TRACT THREE AS CONVEYED TO EDDIE DON TEAGUE, JR. AND LARRY DEAN TEAGUE BY EDDIE DON TEAGUE, ET UX BY CORRECTION GIFT DEED RECORDED IN VOLUME 173, PAGE 676 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAME BEING THOSE CERTAIN TRACTS OF LAND DESIGNATED TRACT TWO AND TRACT THREE AS CONVEYED BY LARRY DEAN TEAGUE, ET UX TO EDDIE DON TEAGUE, JR. BY PARTITION DEED RECORDED IN VOLUME 173, PAGE 672 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 4.006 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF KOHUTEK ROAD AND THE NORTHEAST RIGHT-OF-WAY LINE OF WALLACE LANE, SAME BEING THE SOUTH CORNER OF LOT 1 OF WALLACE ADDITION TO NURSERY ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION RECORDED IN VOLUME 3, PAGE 35 OF THE PLAT RECORDS OF SAID COUNTY;

THENCE, NORTH 43 DEG. 50' 00" WEST (BASIS OF BEARING HEREIN) ALONG SAID NORTHEAST LINE OF WALLACE LANE, A DISTANCE OF 250.00 FEET TO A 5/8 INCH DIAMETER IRON ROD FOUND MARKING A COMMON CORNER OF LOTS 2 AND 3 OF SAID WALLACE ADDITION;

THENCE, NORTH 45 DEG. 21' 18" EAST, ALONG THE COMMON LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 149.31 FEET TO A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE MOST NORTHERLY COMMON CORNER OF SAID LOTS 2 AND 3 IN THE NORTHEAST LINE OF AFORESAID WALLACE ADDITION, SAID IRON ROD ALSO BEING IN THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.634 ACRE AS CONVEYED BY EDWARD C. KALISEK, ET AL TO WINDEL B. MARZE, ET UX BY INSTRUMENT RECORDED IN VOLUME 28, PAGE 72 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, NORTH 43 DEG. 50' 00" WEST, ALONG THE COMMON LINE OF SAID WALLACE ADDITION AND SAID 0.634 ACRE TRACT, A DISTANCE OF 19.05 FEET TO A 5/8 INCH DIAMETER IRON ROD SET TO MARK THE WEST CORNER OF SAID 0.634 ACRE TRACT AND THE POINT OF BEGINNING HEREIN;

THENCE, NORTH 43 DEG. 50' 00" WEST, ALONG SAID NORTHEAST LINE OF WALLACE ADDITION, A DISTANCE OF 479.66 FEET TO A 5/8 INCH DIAMETER IRON ROD SET TO MARK THE NORTH CORNER OF SAID WALLACE ADDITION IN THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 10.84 ACRES SAVE AND EXCEPT 0.61 ACRE AS CONVEYED BY MARY ANN HENRY TO CHARLOTTE MARIE WILSON BY INSTRUMENT RECORDED IN VOLUME 1465, PAGE 584 OF THE DEED RECORDS OF SAID COUNTY AND FURTHER SAID IRON ROD BEING IN THE RECOGNIZED COMMON LINE OF THE SYLVESTRE DE LEON GRANT, ABSTRACT 76 AND FELIPE DIMMITT SURVEY, ABSTRACT 20, VICTORIA COUNTY, TEXAS;

THENCE, NORTH 45 DEG. 16' 05" EAST, ALONG SAID SOUTHWEST LINE OF THE WILSON TRACT, A DISTANCE OF 360.07 FEET TO A 5/8 INCH DIAMETER IRON ROD SET FOR CORNER, SAME BEING THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 42.18 ACRES AS CONVEYED BY CLARENCE E. GATHRIGHT, JR. TO ROBERT D. HENNARD, ET UX BY INSTRUMENT RECORDED IN VOLUME 846, PAGE 534 OF THE DEED RECORDS OF SAID COUNTY;

THENCE, SOUTH 44 DEG. 43' 55" EAST, ALONG THE SOUTHWEST LINE OF SAID 42.18 ACRE TRACT, A DISTANCE OF 479.60 FEET TO A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.358 ACRES AS CONVEYED BY EDWARD C. KALISEK, ET AL TO JAMES A. MIXON, ET UX BY INSTRUMENT RECORDED IN VOLUME 32, PAGE 289 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, SOUTH 45 DEG 16' 05" WEST, ALONG THE NORTHWEST LINE OF SAID 1.358 ACRE TRACT AT APPROXIMATELY 208.7 FEET PASS THE COMMON CORNER OF SAID 1.358 ACRE AND SAID 0.634 ACRE TRACTS, AND CONTINUING ALONG THE NORTHWEST LINE OF SAID 0.634 ACRE TRACT FOR AN OVERALL DISTANCE OF 367.59 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 4.006 ACRES OF LAND, MORE OR LESS.

TRACT TWO:

BEING A 0.112 ACRE TRACT OF LAND FOR EASEMENT SITUATED IN THE SYLVESTRE DE LEON GRANT, ABSTRACT 76, VICTORIA COUNTY, TEXAS AND BEING SITUATED IN LOT 3, OF WALLACE ADDITION TO NURSERY ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 35 OF THE PLAT RECORDS OF SAID COUNTY AND FURTHER SAID LOT 3 BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED BY J.E. WALLACE, ET UX TO EDDIE DON TEAGUE, ET UX BY INSTRUMENT RECORDED IN VOLUME 571, PAGE 630 OF THE DEED RECORDS OF SAID COUNTY, SAID 0.112 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF KOHUTEK ROAD AND THE NORTHEAST RIGHT-OF-WAY LINE OF WALLACE LANE, SAME BEING THE SOUTH CORNER OF LOT 1 OF SAID WALLACE ADDITION;

THENCE, NORTH 43 DEG. 50' 00" WEST (BASIS OF BEARING HEREIN) ALONG SAID NORTHEAST LINE OF WALLACE LANE, AT 250.00 FEET PASS A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 3 AND CONTINUING FOR AN OVERALL DISTANCE OF 266.06 FEET TO A 5/8 INCH DIAMETER IRON ROD SET FOR THE



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POINT OF BEGINNING HEREIN;

THENCE, CONTINUING NORTH 43 DEG. 50' 00" WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE AND THE SOUTHWEST LINE OF SAID LOT 3, A DISTANCE OF 34.85 FEET TO A 5/8 INCH DIAMETER IRON ROD SET FOR CORNER;

THENCE, NORTH 15 DEG. 34' 10" EAST, A DISTANCE OF 59.24 FEET TO A 5/8 INCH DIAMETER IRON ROD SET TO MARK THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT (INTERNAL ANGLE = 21 DEG. 42' 48", RADIUS = 140.00 FEET, CHORD BEARS N 26 DEG. 25' 34" E, 52.74 FEET) FOR AN ARC DISTANCE OF 53.06 FEET TO A 5/8 INCH DIAMETER IRON ROD SET FOR POINT OF TANGENCY;

THENCE, NORTH 37 DEG. 16' 58" EAST, A DISTANCE OF 49.26 FEET TO A 5/8" INCH DIAMETER IRON ROD SET FOR CORNER IN THE NORTHEAST LINE OF SAID LOT 3, SAME BEING THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESIGNATED TRACT THREE AS CONVEYED BY LARRY DEAN TEAGUE, ET AL TO EDDIE DON TEAGUE, JR., ET UX BY INSTRUMENT RECORDED IN VOLUME 173, PAGE 672 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, SOUTH 43 DEG. 50' 00" EAST, ALONG THE COMMON LINE OF SAID LOT 3 AND TRACT THREE, A DISTANCE OF 30.36 FEET TO A 5/8 INCH DIAMETER IRON ROD SET FOR CORNER, SAID IRON ROD BEARS N 43 DEG. 50' 00" W, A DISTANCE OF 74.01 FEET FROM A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 3;

THENCE, SOUTH 37 DEG. 16' 58" WEST, A DISTANCE OF 44.57 FEET TO A 5/8 INCH DIAMETER IRON ROD SET TO MARK THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT (INTERNAL ANGLE = 21 DEG. 42' 48" RADIUS = 110.00 FEET, CHORD BEARS S 26 DEG. 25' 34" W, 41.44 FEET) FOR AN ARC DISTANCE OF 41.69 FEET TO A 5/8 INCH DIAMETER IRON ROD SET FOR POINT OF TANGENCY;

THENCE, SOUTH 15 DEG. 34' 10" WEST, A DISTANCE OF 76.98 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.112 ACRE OF LAND, MORE OR LESS.



NOS20110031404902

Notice of Trustee's Sale

FILED
By: *Debra King Dwyer*
2014 JAN - 7 AM 10:09

Date: January 3, 2014

Trustee: Stephen A. Beal

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

Stephen A. Beal
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Obligation: Real Estate Lien Note dated November 20, 2012, from Maker, Mr. Jose Luis Quintero to Payee, BP-Residential, L.L.C., in the original principal amount of \$48,000.00

Deed of Trust

Date: November 20, 2012

Recording Information: Filed on February 1, 2013, and recorded under document number 201301375 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jose Luis Quintero

Trustee: Stephen A. Beal

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

Property: Lot 27 situated in Farm Lot No. One (1), in Block No. Two (2), Range Seven (7), East Above Town in the Original Four League Grant, in the Town of Victoria, Victoria County, Texas.

Date of Sale (first Tuesday of month): February 4, 2014

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

Place of Sale: Victoria County Courthouse

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

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

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

bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

NOTICE OF TRUSTEE'S SALE

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

WHEREAS, by Contract of Sale dated April 1, 1991, C.R. Callis ("Seller") executed a contract to convey to Leroy Thomas ("Buyer"), the following property situated in the County of Victoria, Texas, to-wit:

A part of Lot Number One (1) in Block Number One Hundred Eighty (180) in the City of Victoria, Victoria County, Texas and more fully described in Exhibit "A" hereto attached.

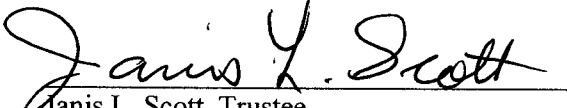
(herein the "Property"). As part of the contract to purchase the Property under the Contract for Deed, Buyer agreed to pay Seller a deferred obligation in the amount of \$9,300.00 under said Contract for Deed, under terms outlined in said Contract for Deed, and;

WHEREAS, default has occurred under the terms of the deferred obligation under the Contract of Sale, and said default remains after written notice of said default was given, as required by the contract and the Texas Property Code, to the Buyers and because of said continued default, Seller has appointed the undersigned, as Trustee, to sell Buyers' interest in the Property to satisfy the amounts due under the Contract for Deed, said appointment being in the manner authorized by Section 5.066 of the Texas Property Code;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of February, 2014, I, as Trustee 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 or near 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.

In offering this property for sale at foreclosure, neither the Seller nor the duly appointed 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 6 day of January, 2014.


Janis L. Scott, Trustee
Anderson, Smith, Null & Stofer, L.L.P.
101 West Goodwin, Suite 700,
Victoria, TX 77901

FILED

2014 JAN -8 PM 4:15



COUNTY CLERK
VICTORIA COUNTY, TEXAS
by Don Nyak Deputy

Exhibit "A"

A part of Lot Number One (1) in Block Number One Hundred Eighty (180) in the City of Victoria, Victoria County, Texas, described as follows:

BEGINNING at the Southeast corner of said Block No. 180;

THENCE North 70 deg. West with the North boundary line of Second Street 76.1 feet to corner;

THENCE North 20 deg. East 43.5 feet to point for corner;

THENCE South 70 deg. East 76.1 feet to West boundary line of Navarro Street for corner;

THENCE South 20 deg. West 43.5 feet to the place of BEGINNING.

Being the same property conveyed to Alex Haynes by Robert Moody and wife, Blanche Thomas Moody, by warranty deed dated November 4, 1944, and recorded in Volume 202, page 478 of the Deed Records of Victoria County, Texas.

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Eduardo Moreno and wife, Patricia A. Moreno, of Victoria County, Texas, dated April 1, 1998, and duly recorded at #199908215, of the Official Records Instrument of Victoria County, Texas, said property description set forth in such Deed of Trust being corrected in a Corrected General Warranty Deed with Vendor's Lien dated February 1, 2000, recorded at #200002077 of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, February 4, 2014, (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:

Lots 11 & 12, Block 15, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 6th day of January 2014.

FILED

2014 JAN 10 PM 4:28

Don Nyak
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Joe Wall

Joe Wall
Trustee

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Oscar Moreno and wife, Melissa Moreno, of Victoria County, Texas, dated July 1, 2011, and duly recorded at #201109898, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, February 4, 2014, (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:


Lots 4 & 5, Block 14, of SHADY OAKS SUBDIVISION, SECTION V, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

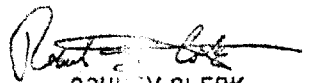
EXECUTED this 6 day of January 2014.

FILED

2014 JAN 10 PM 4:29



Joe Wall
Trustee


COUNTY CLERK
VICTORIA COUNTY, TEXAS

by Don Hyak - Deputy

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: February 04, 2014

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 July 30, 2007 and recorded in Document CLERK'S FILE NO. 200710060 real property records of VICTORIA County, Texas, with DARIN LAWSON AND ASHLEY N LAWSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DARIN LAWSON AND ASHLEY N LAWSON, securing the payment of the indebtednesses in the original principal amount of \$63,498.00, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL 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. 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

FILED
Ly Ronnie Orsak Deputy
2014 JAN 13 PM 2:01

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[Signature]
J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS20130010600813

EXHIBIT "A"

TRACT I:

FIELD NOTE DESCRIPTION OF A 0.7728 ACRE TRACT OF LAND BEING IN THE JUAN RENE SURVEY, A-102 IN VICTORIA COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.773 ACRE TRACT CONVEYED TO DAVID E. CRABILL (200704819) AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD FOUND AT THE NORTH CORNER OF THIS TRACT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ENCINO DRIVE AND ALSO BEING THE WEST CORNER OF THE SHIRLEY WEAVER SCHULTZ TRACT (1131-87 & 199905774);

THENCE, ALONG THE COMMON LINE OF THIS AND SAID SCHULTZ TRACTS, S 35 DEG 43' 59" E, 176.55 FEET TO A 5/8" STEEL ROD FOUND FOR THEIR COMMON CORNER (D.C. = S 35 DEG 46' 20" E, 176.61');

THENCE, ALONG SAID SOUTHEAST LINE OF THIS TRACT, S 53 DEG 55' 45" W, 186.64 FEET TO A 5/8" STEEL ROD FOUND FOR THE SOUTH CORNER OF THIS DESCRIPTION, SAME BEING THE EAST CORNER OF THE HERSCHEL MCDONALD TRACT (200402374) (D.C. = S 53 DEG 54' 18" W, 186.76');

THENCE, ALONG THE COMMON LINE OF THIS AND SAID MCDONALD TRACTS, N 36 DEG. 18' 37" W, 182.45 FEET TO A 5/8" STEEL ROD FOUND FOR THEIR COMMON CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ENCINO DRIVE (D.C. = N 36 DEG. 17' 33" W, 182.60'); (D.C. = 188.48' BASE BEARING) TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.7728 ACRES OF LAND WHICH IS DESIGNATED AS TRACT 6 ON THE UNRECORDED PLAT OF OAK VILLAGE NORTH PREPARED BY ANDREW SPEAKERMAN ON 10 APRIL 1979.

TRACT II:

AN EASEMENT OUTLINED AS FOLLOWS:

GRANTEE SHALL HAVE THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING IN AND ALONG SAID EASEMENT TOGETHER WITH FREE INGRESS, AND EGRESS AND REGRESS ALONG, OVER AND ACROSS SAID EASEMENT AS SHALL BE NECESSARY OR CONVENIENT, IN COMMON WITH THE GRANTORS HERE-IN, THEIR HEIRS AND ASSIGNS, AND SUCH WAY AND EASEMENT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEING 0.966 ACRE OF LAND SITUATED IN THE JUAN RENE AND SON'S SURVEY, ABSTRACT 102 IN VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 6.203 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN THAT CERTAIN DEED TO BOBBY M. TAYLOR AND WEYMAN E. HARDING, JR. FROM ROYCE A. TAYLOR DATED MAY 23, 1979 AND RECORDED IN VOLUME 1018, PAGE 514 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS SAID 0.966 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHWEST LINE OF WINDING WAY DRIVE, SAME BEING THE NORTHEAST LINE OF THE SAID 6.203 ACRE TRACT, SAID IRON ROD BEARS S. 36 DEG 12' E., A DISTANCE OF 158.90 FEET FROM THE MOST NORTHERN CORNER OF THE SAID 6.203 ACRE TRACT, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 60 FOOT ROADWAY EASEMENT;

THENCE, S. 36 DEG 12' E., A DISTANCE OF 60.04 FEET ALONG THE SOUTHWEST LINE OF WINDING WAY DRIVE SAME BEING THE NORTHEAST LINE OF THE SAID 6.203 ACRE TRACT TO AN IRON ROD MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 60 FOOT ROADWAY EASEMENT;

THENCE, S. 55 DEG. 42' 43" W., A DISTANCE OF 578.39 FEET ALONG THE SOUTHEAST LINE OF THE SAID 60 FOOT ROADWAY EASEMENT TO AN IRON ROD SET IN THE SOUTHEAST LINE OF A CUL-DE-SAC HAVING A 50 FOOT RADIUS, SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED 60 FOOT ROADWAY EASEMENT;

THENCE, WITH THE RIGHT-OF-WAY LINE OF THE CUL-DE-SAC WHICH IS ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 286 DEG 15' 37" A RADIUS OF 50.00 FEET AND AN ARC DISTANCE OF 249.81 FEET TO AN IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED 60 FOOT ROADWAY EASEMENT;

THENCE, N. 55 DEG. 42' 43" E., A DISTANCE OF 576.39 FEET ALONG THE NORTH WEST LINE OF THE 60 FOOT ROADWAY EASEMENT TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.966 ACRE OF LAND.



NOS20130010600813

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: February 04, 2014

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 21, 2006 and recorded in Document CLERK'S FILE NO. 200602332 real property records of VICTORIA County, Texas, with ANDREA MARTIN WILLIAMS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

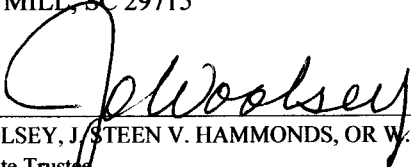
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANDREA MARTIN WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$51,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-1 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

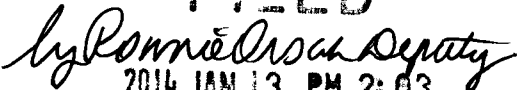
5. **Property to Be Sold.** The property to be sold is described as follows:

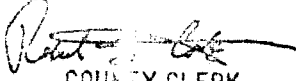
LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER NINETEEN (19), OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, AT PAGE 23, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE 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


J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED

2014 JAN 13 PM 2:03


COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS20130169801411

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: February 04, 2014

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 17, 2008 and recorded in Document CLERK'S FILE NO. 200804418 real property records of VICTORIA County, Texas, with HENRY A. SANCHEZ AND CHRISTINA A, GONZALES AND FRANK MONTANO, JR, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

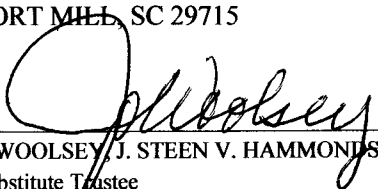
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HENRY A. SANCHEZ AND CHRISTINA A, GONZALES AND FRANK MONTANO, JR, securing the payment of the indebtednesses in the original principal amount of \$109,011.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER SEVENTEEN (17) OF FLEETWOOD SUBDIVISION SECTION IV, PHASE 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, AT PAGE 332 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE 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



J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED
by Ronnie Ornela Deputy
2014 JAN 13 PM 2:04



COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS20130169805304

FILE No. 8511
County Clerk, Victoria County, Texas

FILED
by Ronnie Orsah Deputy
2014 JAN 13 PM 2:10

NOTICE OF FORECLOSURE SALE

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

BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER SEVEN (7), OF MEADOWCREAK VICTORIAN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 152 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/18/2004 and recorded in Document 200411955 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: 03/04/2014

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 ANNA SYLVIA GARZA AND PETE GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$64,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust.

6. **Default and Request to Act.** Default has occurred under the deed of trust and BANK OF AMERICA, N.A. obtained a Home Equity Foreclosure Order from the 267th District Court of Victoria County on 11/14/2013 under Cause No. 13-9-75331-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, J.R. STEEN, VICKI HAMMONDS OR W.L. LAREW
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

12-005043-570
206 CHESAPEAKE AVE
VICTORIA, TX 77904

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/Rios-Villarreal 17367

FILE No. 8512
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
By Ronnie Orsul Deputy
2014 JAN 13 PM 2:13

DATE: January 13, 2014

NOTE:

DATE: September 17, 2003
AMOUNT: \$46,900.00
MAKER: Samuel Rios, Jr., and Melissa Villarreal
PAYEE: Ruben Trevino and wife, Rosie Trevino

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST:

DATE: September 17, 2003
GRANTOR: Samuel Rios, Jr., and Melissa Villarreal
BENEFICIARY: Ruben Trevino and wife, Rosie Trevino
COUNTY WHERE PROPERTY IS LOCATED: Victoria
TRUSTEE: Robert P. Houston
RECORDING INFORMATION: Document No. 200314111, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Being Lot Number Sixteen (16), in Block Number One (1), of Mayfair Terrace Section VI, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, at Page 97 of the Plat Records of Victoria County Texas, to which reference is heremade for descriptive purposes.

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

BORROWER/DEBTOR NOW: Samuel Rios, Jr., and Melissa Villarreal

SUBSTITUTE TRUSTEE: Jo Woolsey or J. R. Steen or Vicki Hammonds or W. L. Larew 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:
February 4, 2014, 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, located at 115 N. Bridge Street, Victoria, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

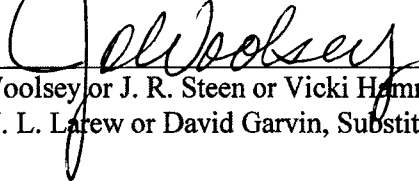
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint 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 J. R. Steen or Vicki Hammonds
or W. L. Larew or David Garvin, Substitute Trustee

NOTICE OF FORECLOSURE SALE

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

State of Texas §
 §
County of Victoria §

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

Being Lots Numbers One (1) and Two (2), in Block Number Ten (10), of Brownson 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 11 of the plat records of Victoria County, Texas, to which reference is here made for descriptive purposes, together with (i) all improvements, fixtures, and appurtenances thereto and (ii) all goods, equipment, fixtures, and other personal property, if any, described in the Deed of Trust.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is that certain Deed of Trust dated July 12, 2007 as follows:

Grantor: Victoria Blue Print Co., Inc.
Recorded in: Under County Clerk's File No. 200709117, Official Public Records, 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: February 4, 2014

Time: The sale will begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale will be completed within such three hour time period.

Place: At the area of the Victoria County Courthouse designated by the commissioner's court for holding such sales in Victoria County, Texas, or if no area is so designated, at the Courthouse door at which this notice is posted.

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. The reposting or refiling may be after the date originally scheduled for this sale.

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day 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 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.

FILED
Ronnie Ornel
2014 JAN 13 PM 2:15

Ronnie Ornel
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Victoria Blue Print Co., Inc. .

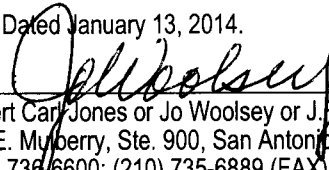
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$147,000.00, executed by Victoria Blue Print Co., Inc. , and payable to the order of Wells Fargo Bank, N.A. and (b) all renewals and extensions of the note. Wells Fargo Bank, National Association is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of November 4, 2013, there was owed \$82,161.82 on the note (plus attorney's fees, costs, expenses and other amounts allowed by the note, deed of trust and applicable law) consisting of unpaid principal of \$79,861.60, accrued and unpaid interest of \$1,877.26 and \$422.96 in late charges. The note is bearing interest at the rate of \$13.12793 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Wells Fargo Bank, National Association at 210-856-9019.

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

Dated January 13, 2014.


Robert Carl Jones or Jo Woolsey or J.R. Steen or Vicki Hammonds or W.L. Larew , Substitute Trustee
745 E. Mulberry, Ste. 900, San Antonio, Texas 78212
(210) 736-6600; (210) 735-6889 (FAX)

FILE No. 8514
County Clerk, Victoria County, Texas
NOTICE OF FORECLOSURE SALE

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

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE-HUNDRED TWENTY-FOUR (124), OF THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 67, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/17/2008 and recorded in Document 200801399 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: 02/04/2014

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.

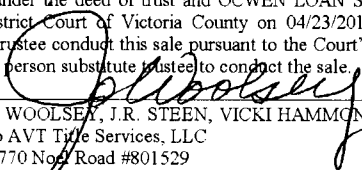
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 JOEL DARREN RODRIGUEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$68,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. OCWEN LOAN SERVICING, INC. is the current mortgagee of the note and deed of trust.


6. **Default and Request to Act.** Default has occurred under the deed of trust and OCWEN LOAN SERVICING, INC. obtained a Home Equity Foreclosure Order from the 24th District Court of Victoria County on 04/23/2013 under Cause No. 13-2-74393-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 OR W.L. LAREW
c/o AVT Title Services, LLC
13770 North Road #801529
Dallas, TX 75380-1529

12-003699-670
508 S MAIN ST
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.

FILED
Ronnie Orsal Deputy
2014 JAN 13 PM 2:00


COUNTY CLERK
VICTORIA COUNTY, TEXAS

12-0086792
12-0163520-01
2953 LEVI SLOAN ROAD, VICTORIA, TX 77904

FILED
By John Williams
2014 JAN 14 PM 1:03


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date: March 17, 2008
Grantor(s)/Mortgagor (s): ROBERT L. OZUNA, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
Current Mortgagee: BANK OF AMERICA, N.A.
Recorded on: April 4, 2008
As Clerk's File No.: 200803814
Property County: Victoria
Re-Recorded on: January 12, 2009
As Clerk's File No.: 200900338
Mortgage Servicer: Bank of America, N.A.

Legal Description: BEING A 3.49 ACRE PORTION OF THE S.A. & M.G. RAILROAD COMPANY SECTION NO. 2, ABSTRACT 313, IN VICTORIA COUNTY, TEXAS, AND BEING A TRACT OF LAND OUT OF THE MIDSECTION OF THAT 50 ACRE TRACT ACQUIRED BY W.E. SMITH FROM W.R. SMITH ET UX BY DEED DATED NOVEMBER 17, 1941, AND RECORDED IN VOL. 218, PAGE 175 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS, AND THIS 3.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT ""A"" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TOGETHER WITH THE MANUFACTURED HOME DESCRIBED AS FOLLOWS:

MAKE: FLEETWOOD HOMES
MODEL: 0723H
YEAR: 2008
SERIAL NUMBER(S): TXFL884A23585HS11/B
WIDTH & LENGTH 30X72

Date of Sale: February 04, 2014 **Earliest Time Sale Will Begin:** 11:00 AM

Place of Sale of Property: THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

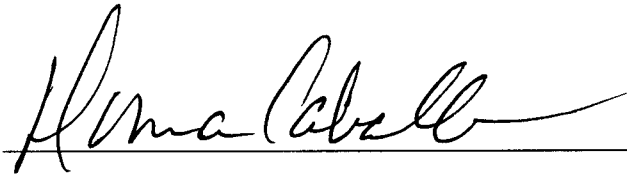
ACTIVE MILITARY SERVICE NOTICE

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

Bank of America, N.A. is acting as the Mortgage Servicer for BANK OF AMERICA, N.A., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Bank of America, N.A., as the Mortgage Servicer, is representing the Mortgagee, whose address is 400 National Way SIMI VALLEY, CA 93065.

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

Dated: January, 10 2014

A handwritten signature in black ink, appearing to read "Oscar Caballero" or "Donna Caballero", written over a horizontal line.

Oscar Caballero or Donna Caballero or RECONTRUST
COMPANY, N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
7105 Corporate Drive, Mail Stop: TX2-973-03-19,
Plano, TX 75024-9818

Exhibit A

BEING a 3.49 acre portion of the S. A. & M. G. Railroad Company Section No. 2, Abstract 313, Victoria County, Texas, and being a tract of land out of the midsection of that 50 acre tract acquired by W. E. Smith from W. R. Smith et ux by deed dated November 17, 1941, and recorded in Vol. 218, Page 175 of the Deed Records, Victoria County, Texas, and this 3.49 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel stake for the west corner of this 3.49 acre tract which is S 45 deg. 00' E a distance of 266.66 feet from the west corner of the above mentioned 50 acre tract;

THENCE N 43 deg. 50' E a distance of 653.47 feet with the northwest line of this 3.49 acre tract to a 5/8 inch steel stake set in the northeast boundary line of the above mentioned 50 acre tract (also the southwest boundary line of Northside Road) for the north corner of this 3.49 acre tract;

THENCE S 45 deg. 00' E a distance of 234.93 feet with the northeast boundary fence line of said 50 acre tract (also the southwest boundary line of Northside Road) to a 5/8 inch steel stake for the east corner of this 3.49 acre tract;

THENCE S 44 deg. 12' W a distance of 653.47 feet to a 5/8 inch steel stake in the southwest boundary fence line of said 50 acre tract for the south corner of this 3.49 acre tract;

THENCE N 45 deg. 00' W a distance of 230.66 feet with the southwest boundary fence line of said 50 acre tract to the place of beginning 3.49 acres of land.

FILE No. 8516
County Clerk, Victoria County, Texas

FILED
By *John Williams* deputy
2014 JAN 14 PM 1:02

Patricia E. Williams
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County Deed of Trust:

Dated: June 1, 2011

Amount: \$72,150.00

Grantor(s): OLGA R. VALLEGO and ROSARIO O. GONZALES

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. 201105572

Legal Description: A TRACT OF ONE (1) ACRE OF LAND OF THE VALENTINE GARCIA SURVEY, ABSTRACT 45, IN VICTORIA COUNTY, TEXAS, SAID ONE (1) ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: February 4, 2014 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 ORDONNA 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: 2013-011286

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/15/2003
Grantor(s): GREG VARGAS III AND SPOUSE, CHRISTINE VARGAS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$56,949.00
Recording Information: Instrument 200313486
Property County: Victoria
Property: BEING LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER THREE (3), OF MAYFAIR SUBDIVISION SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 18 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 3307 WILDWOOD STREET, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: CitiMortgage, Inc.
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiMortgage, Inc.
Mortgage Servicer Address: 14700 Citicorp Dr, Hagerstown, MD 21742

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of February, 2014
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.



FILED
By John Wilborn Deputy
2014 JAN 14 PM 1:01



COUNTY CLERK
VICTORIA COUNTY, TEXAS
POSTPKG

FILE No. 8518
County Clerk, Victoria County, Texas

FILED

By: *M. Garcia*, Deputy
2014 JAN 14 PM 1:17

11-0113943
208 BRAMBLE BUSH LANE, VICTORIA, TX 77904

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date:
September 7, 2006

Grantor(s)/Mortgagor(s):
JOHN CHARLES SEAMAN AND CRYSTAL E. SEAMAN

Original Mortgagee:
ARGENT MORTGAGE COMPANY, LLC

Current Mortgagee:
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS- THROUGH CERTIFICATES SERIES 2007-AMC1

Recorded on: September 11, 2006
As Clerk's File No.: 200612110

Property County:
Victoria

Re-Recorded: N/A

Mortgage Servicer:
Bank of America, N.A.

Legal Description: BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER ONE (1), OF BRAMBLE BUSH, 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 358 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: February 04, 2014

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

ACTIVE MILITARY SERVICE NOTICE

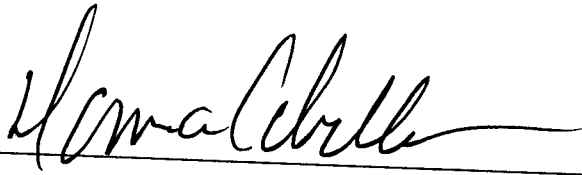
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

Bank of America, N.A. is acting as the Mortgage Servicer for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS- THROUGH CERTIFICATES SERIES 2007-AMC1, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Bank of America, N.A., as the Mortgage Servicer, is representing the Mortgagee, whose address is 400 National Way SIMI VALLEY, CA 93065.

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



Dated: 1-14-14



Oscar Caballero, Donna Caballero or RECONTRUST
COMPANY, N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
7105 Corporate Drive, Mail Stop: TX2-973-03-19,
Plano, TX 75024-9818