

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

NOTICE OF TRUSTEE'S SALE

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

WHEREAS, by Deed of Trust dated conveyed to DENNIS J. KOWALIK, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Seventeen (17), in Block Number Nine (9), of PARKWOOD SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 26 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes. (VCAD R57470 situs address being 1510 E. Mistletoe, Victoria, TX 77901)

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 \$55,500.00, executed by MELEZIO RIOS, and made payable to KYLE NORMAN (herein the "Note"), which such Deed of Trust is recorded under Clerk's Instrument #201200821 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 April, 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, Victoria, Texas, 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 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 11 day of February, 2014.



DENNIS J. KOWALIK
Trustee

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on this the 11 day of February, 2014 by DENNIS J. KOWALIK.





NOTARY PUBLIC, STATE OF TEXAS

FILED
By: *Ofelia Young, Deputy*
2014 FEB 14 AM 9:18



COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

2014 FEB 24 PM 1:46

Assert and protect your rights as a member of the armed forces of the United States. If you are a member of the National Guard or 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.

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

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

Date: April 01, 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, 2003 and recorded in Document CLERK'S FILE NO. 200317836 real property records of VICTORIA County, Texas, with LARRY HAVENS AND LINDA HAVENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY HAVENS AND LINDA HAVENS, securing the payment of the indebtednesses in the original principal amount of \$41,260.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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:

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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
PTX-C-32 7105 CORPORATE
PLANO, TX 75024

[Signature]

JO WOOLSEY, BOB FRISCH, OR W. L. LAREW
Substitute Trustee
c/o BARRETT DAFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



EXHIBIT "A"

BEING A 0.80 ACRE TRACT OF LAND IN THE RAFAEL MANCHOLA GRANT, ABSTRACT 87 IN VICTORIA COUNTY, TEXAS, SAID 0.80 ACRE TRACT OF LAND BEING ALL OF THAT 0.40 ACRE TRACT OF LAND (TRACT I) CONVEYED TO THOMAS B. LOLLEY ET UX MILDRED LOLLEY BY DEED DATED FEBRUARY 23, 1960 AND RECORDED IN VOLUME 521 PAGE 432 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND ALSO ALL OF THAT 0.40 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THOMAS B. LOLLEY ET UX, LAURA M. LOLLEY BY DEED DATED JANUARY 7, 1963 (NOT RECORDED) SAID 0.80 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING METAL PIPE IN THE SOUTHWEST LINE OF STANGE LANE, SAID PIPE BEING THE MOST EASTERN CORNER OF LOLLEY TRACT II, SAID PIPE AND PLACE OF BEGINNING ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 45 DEGREES 02' 00" W., A DISTANCE OF 208.70 FEET ALONG THE SOUTHEAST LINE OF THE LOLLEY TRACT I TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF THE LOLLEY TRACT I, SAID IRON ROD ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEGREES 00' 00" W., A DISTANCE OF 168.20 FEET ALONG THE SOUTHWEST LINE OF THE LOLLEY TRACT I AND TRACT II TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE MOST WESTERN CORNER OF THE LOLLEY TRACT II, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEGREES 02' 00" E., A DISTANCE OF 208.7 ALONG THE NORTHWEST LINE OF THE LOLLEY TRACT II TO AN EXISTING IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY OF STANGE LANE, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID LOLLEY TRACT II, SAID IRON ROD ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 45 DEGREES 00' 00" E., (BASE BEARING SHOWN IN LOLLEY DEED) A DISTANCE OF 168.2 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF STANGE LANE, SAME BEING THE NORTHEAST LINES OF THE LOLLEY TRACT II AND TRACT I TO THE PLACE OF BEGINNING. CONTAINING WITHIN THESE METES AND BOUNDS 0.80 ACRE OF LAND.

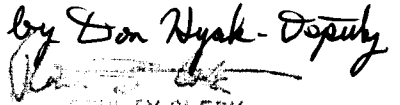


NOS20090031409123

FILED

FILE No. 8538
County Clerk, Victoria County, Texas

2014 MAR -3 PM 12:17

by Don Nyak - Deputy

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

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

Lot 1, Block 1, Swanson Subdivision, in the City of Victoria, Victoria County, Texas, according to the plat thereof recorded in Vol. 7, page(s) 177c, of the deed and plat records of Victoria County, Texas and more commonly known as 506-B Clay Drive, Victoria, Texas 77904.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under file number 2001400582 of the Official 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: April 1, 2014

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the following location:
Courthouse front entrance, 115 N. Bridge Street, Victoria, Texas

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 refiled may be after the date originally scheduled for this sale.

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record 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.

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 executed by Samuel Rios and Melissa A. Villareal.

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note in the original principal amount of \$159,999.00, executed by Samuel Rios and Melissa A. Villareal, and payable to the order of Delfino Ornelas, Jr. Delfino Ornelas, Jr. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Delfino Ornelas, Jr. at 25534 Sioux Springs, San Antonio, Texas 78261.

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: March 3, 2014.



Leslie A. Werner
PO Box 247
Victoria, Texas 77902
Telephone (361) 578-7200
Telecopier (361) 485-1949

Nonmilitary Affidavit

STATE OF TEXAS)

COUNTY OF VICTORIA)

Leslie A. Werner appeared in person before me today and stated under oath:

"My name is Leslie A. Werner. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

"To my knowledge, based on a review of the records related to this proceeding and my involvement in this proceeding, neither Samuel Rios nor Melissa A. Villareal, Debtors, were in the military service when this proceeding was filed, have not been in military service at any time since then, and are not now in any military service of the United States of America."

Leslie A. Werner

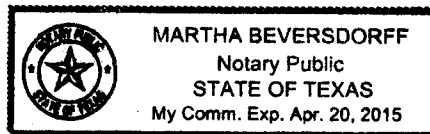
Leslie A. Werner
Affiant

SUBSCRIBED AND SWORN TO before me on March 3, 2014 by Leslie A. Werner.

Martha Beversdorff

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
The Werner Law Group
PO Box 247
Victoria, Texas 77902
E-mail: leslie@werner-lawgroup.com



AFTER RECORDING RETURN TO:

PO Box 247
VICTORIA, TX 77902

FILED

Notice of Trustee's Sale

Date: March 4, 2014

Trustee: Stephen A. Beal

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

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

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

Deed of Trust

Date: April 15, 2011

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

Grantor: Mr. Jose Leal

Trustee: Stephen A. Beal

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

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

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

2014 MAR -4 PM 12:24
by Don Thyeck - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

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

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

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

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

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

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

FILE No. 8540
County Clerk, Victoria County, Texas

FILED

2014 MAR -4 PM 12:24

by Don Hyak - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: March 4, 2014

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated November 1, 2010, from Maker, Mr. Steven Dean Lawrence and Ms. Kimberly Ann Lawrence, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$49,000.00

Deed of Trust

Date: November 1, 2010

Recording Information: Filed on November 1, 2010, and recorded under document number 201010578 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Steven Dean Lawrence and Ms. Kimberly Ann Lawrence, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Twenty-one (21), in Block Number (10), of the PARKWOOD SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 26 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

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

FILE No. 8541
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

Date: March 4, 2014

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated July 16, 2007, from Maker, Mr. Albert Partida, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$41,000.00

Deed of Trust

Date: July 16, 2007

Recording Information: Filed on July 17, 2007, and recorded under document number 200709224 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Albert Partida Ms. Sanjuanita Partida, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Five (5), in Block Number One (1), of R. A. SUBDIVISION NO. 4, an addition the City of Victoria, Victoria County, Texas, according to the established map and plat of of said addition of record in Volume 7, Page 29C of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

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

2014 MAR -4 PM 2:24
by Dan Nyak - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

Our File Number: 14-02989
Name: FARRAH GREATHOUSE, A SINGLE WOMAN

FILE No. 8542
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on APRIL 2, 2007, FARRAH GREATHOUSE, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to MICHAEL C. BARRETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR SUNTRUST MORTGAGE, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 200704226, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TEXAS; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust /Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, APRIL 1, 2014 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER ONE (1), OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 23, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 1806 AIRLINE ROAD
VICTORIA, TX 77901

Mortgage Servicer: SETERUS, INC.

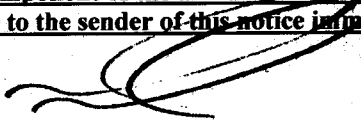
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

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.

ACTIVE MILITARY SERVICE NOTICE

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

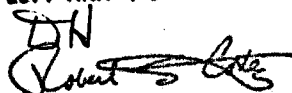
WITNESS MY HAND this day, March 10, 2014.


Jo Woolsey, Bob Frisch, Vicki Hammonds, W. L. Larew, or W. D. Larew, Substitute Trustee

Marinosci Law Group PC
Marinosci & Baxter
14643 Dallas Pkwy, Suite 750
Dallas, TX 75254
(972) 331-2300

FILED

2014 MAR 10 A 11:27


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8543
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 SEVENTEEN (17), IN BLOCK NUMBER ONE (1), OF EAGLE CREEK PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 165 A&B, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

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

Date: 04/01/2014

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.

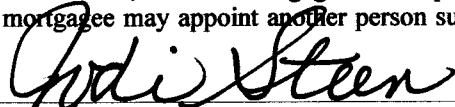
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 REGAN BELVIN, provides that it secures the payment of the indebtedness in the original principal amount of \$134,767.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.




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

12-001736-570
209 ASHLAND CREEK
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

2014 MAR 10 A 11:30



COUNTY CLERK
VICTORIA COUNTY, TEXAS
DH

Notice of Trustee's Sale

FILED

Date: March 7, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 08/15/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 08/15/2012, executed by Lisa K Broll to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201209506 of the Official Public Records of Victoria County, Texas

Property: (Tract 15) 5.015 Acres out of the Indianola Railroad Co., Survey #9, A-190, Victoria County, Texas

Date of Sale (first Tuesday of month): April 1, 2014

Time of Sale: 1:00 p.m. to 4:00 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.

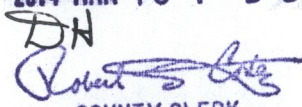
Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

2014 MAR 10 P 3:35
DN

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/16/2006
Grantor(s): CHRIS J. PARSONS, A SINGLE MAN
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$90,720.00
Recording Information: Instrument 200603622
Property County: Victoria
Property: BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER ONE (1), OF HIGHLAND HILLS SUBDIVISION 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 6, PAGE 209 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 215 STONE GATE DRIVE, VICTORIA, TX 77904

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust 2006-HE4
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc Trust 2006-HE4
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of April, 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

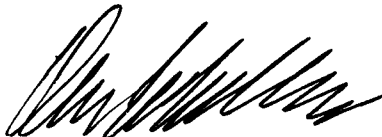
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

2014 MAR 11 P 1:24

Robert S. Buckley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/24/2007
Grantor(s): DOUGLAS COOKE AND CRYSTAL A. TRAEGER, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$84,233.00
Recording Information: Instrument 200701309
Property County: Victoria
Property: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER NINE (9), OF FLEETWOOD SUBDIVISION SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 170 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES
Reported Address: 106 SUZANNE LANE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of April, 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

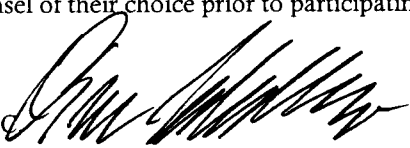
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

2014 MAR 11 P 1:24
POSTPKG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County Deed of Trust:

Dated: April 9, 2007

Amount: \$101,900.00

Grantor(s): ROXANNE RODRIGUEZ

Original Mortgagee: CITIZENS MORTGAGE CORP., A TEXAS CORPORATION

Current Mortgagee: BANK OF AMERICA, N.A.

Mortgage Address: BANK OF AMERICA, N.A., 1800 Tapo Canyon Road, Simi Valley, CA 93065

Recording Information: Document No. 200704516

Legal Description: BEING LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER FIVE (5), OF FLEETWOOD SUBDIVISION SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 87, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

FILED
RM
2014 MAR 14 A 8:00
Robert S. [Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date of Sale: May 6, 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: 2014-015901ajc

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