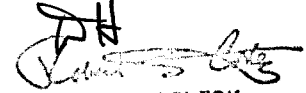


FILE No. 8632
County Clerk, Victoria County, Texas

FILED

2014 OCT 15 P 2:41


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: October 8, 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 March 3, 2008, from Maker, Mr. Miguel Ocampo to Payee, BP-Residential, L.L.C., in the original principal amount of \$55,500.00

Deed of Trust

Date: March 3, 2008

Recording Information: Filed on March 4, 2008, and recorded under document number 200802456 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Miguel Ocampo

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Four (4), in Block Number Seven (7), of MEADOWMERE ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 309, Page 530 of the Deed Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): December 2, 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 SUBSTITUTE TRUSTEE'S SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 23, 1999, executed by **RAYMOND PADILLA NAVARRO** ("Mortgagor") to Danny Blankenship, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 199912569, Official Public Records of Victoria County, Texas, a Substitute Trustee, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, will sell on **Tuesday, December 2, 2014**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the Manufactured Housing Unit, 1999 CMH The Dream Manufactured Housing Unit, Serial No. CW2006453TXAB.

EXECUTED this 17 day of October, 2014.

FILED

2014 OCT 23 A 11: 10

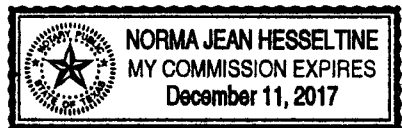
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[Handwritten signature]

K. CLIFFORD LITTLEFIELD, Substitute Trustee
UPTON, MICKITS & HEYMANN, L.L.P.
Frost Bank Plaza
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
§
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 17th day of October, 2014, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

RETURN TO:
K. CLIFFORD LITTLEFIELD
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

EXHIBIT "A"

BEING the East Ninety Feet (90') of Lot Number Fifty-Six (56) in Block Three (3) in South End Addition to the City of Victoria, Victoria County, Texas, according to the established plat recorded in the Map and Plat Records of Victoria County, Texas.

Victoria County Tax Assessor-Collector Property ID: 51200-003-05600.

Physical Address: 509 E. Bates, Victoria, Texas 77901.

SELECT PORTFOLIO SERVICING, INC. (SPS)
HELMS, MAX P. AND SHERRI HUBBARD
3304 BISHOP, VICTORIA, TX 77901

CONVENTIONAL
Our File Number: 10-000105

FILED
2014 OCT 23 P 12:36

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 30, 2005, MAX P HELMS AND SHERRI HUBBARD, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200600024, to which reference is herein made for all purposes.

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

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

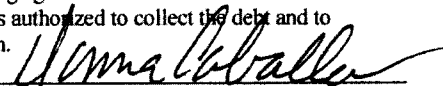
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 2, 2014** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING A 0 861 ACRE TRACT OF LAND SITUATED IN FARM LOT 3, FARM BLOCK 4, RANGE 6, EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 0 861 ACRE TRACT OF LAND BEING THE SOUTHEAST ONE HALF OF LOT 19 AND ALL OF LOT 20, BLOCK 4 OF THE C C CARNSER SUBDIVISION (UNRECORDED), SAID SOUTHEAST ONE-HALF OF LOT 19 AND ALL OF LOT 20 BEING CONVEYED TO E K LAWRENCE ET UX GENEVA LAWRENCE BY DEED RECORDED IN VOLUME 310 PAGE 11 AND VOLUME 513, PAGE 381 BOTH OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0 861 ACRE TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Property Address: 3304 BISHOP
VICTORIA, TX 77901
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 2006-HE4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2006-HE4
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH 84115

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


SUBSTITUTE TRUSTEE
OSCAR CABALLERO OR DONNA CABALLERO
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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



4493069

EXHIBIT A

A FIELDNOTE DESCRIPTION FOR 0.861 ACRE OF LAND

THE STATE OF TEXAS §

COUNTY OF VICTORIA §

BEING a 0.861 acre tract of land situated in Farm Lot 3, Farm Block 4, Range 6, East of Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, said 0.861 acre tract of land being the Southeast one half of Lot 19 and all of Lot 20, Block 4 of the C. C. Carsner Subdivision (unrecorded), said Southeast one-half of Lot 19 and all of Lot 20 being conveyed to E. K. Lawrence et ux Geneva Lawrence by deed recorded in Volume 310 Page 11 and Volume 513, Page 381 both of the Deed Records of Victoria County, Texas, said 0.861 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a existing iron rod in the North right-of-way line of Bishop Street (60 feet in width) said iron rod being the Southeast corner of said Lot 19, same being the Southwest corner of Lot 18 of said Block 4, said iron rod and PLACE OF BEGINNING also being the Southeast corner of the herein described tract;

THENCE, S. 63° 00' W., (base bearing shown in Lawrence deed) a distance of 200.00 feet along the North right-of-way line of Bishop Street, same being the South line of said Lot 19 and Lot 20 to an existing 5/8 inch iron rod, said iron rod being the Southwest corner of the said Lot 20, same being the Southeast corner of Lot 21, said iron rod also being the Southwest corner of the herein described tract;

THENCE, N. 27° 00' W., a distance of 250.00 feet along the common line between Lots 20 & 21 to an existing iron rod in the South right-of-way line of Carsner Street (60 feet in width) said iron rod being the Northwest corner of said Lot 20, same being the Northeast corner of Lot 21, said iron rod also being the Northwest corner of the herein described tract;

THENCE, N. 63° 00' E., a distance of 100.00 feet along the said South right-of-way line of Carsner Street, same being the North line of said Lot 20 to a 5/8 inch iron rod set at the Northeast corner of said Lot 20, same being the Northwest corner of Lot 19, said iron rod also being the Northeast corner of the herein described tract;

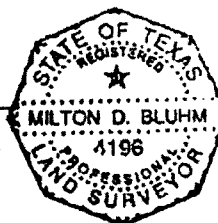
THENCE, S. 27° 00' E., a distance of 125.00 feet along the common line of Lots 20 and 19 to a 5/8 inch iron rod set, said iron rod being an interior corner of the herein described tract;

THENCE, N. 63° 00' E., a distance of 100.00 feet crossing said Lot 19 to an existing chain link fence pipe corner post in the common line between Lots 19 and 18, said post being the Northeast corner of the said Lawrence Southeast one-half of Lot 19, said post also being a corner of the herein described tract;

THENCE, S. 27° 00' E., a distance of 125.00 feet along the common line between Lots 19 & 18 to the PLACE OF BEGINNING. Containing within these metes and bounds 0.861 acre of land.

I hereby certify that the above fieldnote description is based on a survey made on the ground, under my supervision, in December 2003, and is true and correct to the best of my knowledge and belief.



MILTON D. BLUHM
Registered Professional Land Surveyor
Texas Registration No. 4196



DATED: December 28, 2005

FILE No. 8635
County Clerk, Victoria County, Texas

FILED
PO
2014 OCT 27 P 1:16


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 NINETEEN (19), IN BLOCK NUMBER ONE (1), OF COLEMAN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OR RECORD IN VOLUME 1, PAGE 45, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/06/2007 and recorded in Document 200708914 real property records of Victoria County, Texas.

3. Date, Time, and Place of Sale.

Date: 12/02/2014

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.

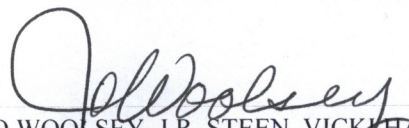
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 JASON M DIAZ AND RUDY ESCOBAR AND OFILIA ARRISOLA, provides that it secures the payment of the indebtedness in the original principal amount of \$80,860.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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


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

14-000121-365
1203 DUPONT 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.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILE No. 8631p
County Clerk, Victoria County, Texas

DEED OF TRUST INFORMATION:

Date: 11/18/2005
Grantor(s): PATRICIA GARCIA, A SINGLE INDIVIDUAL
Original Mortgagee: BANK OF AMERICA, N.A.
Original Principal: \$71,800.00
Recording Information: Instrument 200515994
Property County: Victoria
Property:

BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER ELEVEN (11), OF PRIMROSE PLACE, 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 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSE.

Reported Address: 4805 LILAC STREET, 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: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 350 Highland Drive, Lewisville, TX 75067

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of December, 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 OCT 27 P 2:20

Robert [Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MICHAEL S. CUELLAR and REBECCA GAONA of Victoria County, Texas, dated February 3, 2005, and duly recorded as Instrument No. 200501554, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, December 2, 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:


Being Lot No. 2, in Block No. 1, of HOPKINS 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 6, Page 46 of the 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.

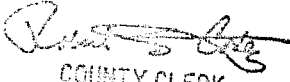
NOTICE

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

Executed this 29th day of October, 2014.


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

cathy\strec, john\cuellar, michael\notice of sale

FILED
on
2014 NOV -4 A 11:13

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale


Date: November 7, 2014

FILED

Trustee: Stephen A. Beal

2014 NOV -5 P 3: 14

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. 
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Obligation: Real Estate Lien Note dated March 24, 2008, from Maker, Mr. Israel Moreno and Ms. Sonia Moreno, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$45,000.00

Deed of Trust

Date: March 24, 2008

Recording Information: Filed on April 8, 2008, and recorded under document number 200803903 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Israel Moreno and Ms. Sonia Moreno, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING all of Lot Number Four (4), and the Eastern 19.2 feet of Lot Number Three (3), in Block Number Seven (7), of AKERS SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 5 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

Date of Sale (first Tuesday of month): December 2, 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.

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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. 8639
County Clerk, Victoria County, Texas

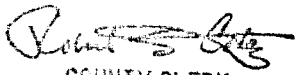
FILED

Notice of Trustee's Sale

Date: November 7, 2014

2014 NOV -5 P 3:15

Trustee: Stephen A. Beal


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 September 12, 2007, from Maker, Mr. Miguel Ocampo to Payee, BP-Residential, L.L.C., in the original principal amount of \$53,500.00

Deed of Trust

Date: September 12, 2007

Recording Information: Filed on September 13, 2007, and recorded under document number 200711993 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Miguel Ocampo and Ms. Maribel Ocampo

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Four (4), in Block Number One (1), of COLEMAN SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 45 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

SUBJECT, HOWEVER, to those certain restrictions and conditions of record in Volume 260, Page 190, Deed Records, Victoria County, Texas, reference to which is heremade for all purposes.

SUBJECT FURTHER to an easement and/or right-of-way as set forth and granted to Texas Central Power Company from J.F. Welder, by instrument dated August 10, 1926, and recorded in Volume 111, Page 209 of the Deed Records of Victoria County, Texas.

SUBJECT FURTHER to a five foot (5') utility easement across the rear of said property herein covered and shown by the map and plat of record in Volume 1, Page 45 of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): December 2, 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.

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STEPHEN A. BEAL, TRUSTEE

Notice of Trustee's Sale

2014 NOV -5 P 3: 16

Date: November 7, 2014

Trustee: Stephen A. Beal


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

Obligation: Real Estate Lien Note dated March 28, 2014, from Maker, Ms. Nora Salinas and Mr. Oscar Valdez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$99,000.00

Deed of Trust

Date: March 28, 2014

Recording Information: Filed on April 16, 2014, and recorded under document number 201404247 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Nora Salinas and Mr. Oscar Valdez, as husband and wife

Trustee: Stephen A. Beal

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

Property: Lot Ten (10), Block Two (2), INWOOD TERRACE I, an addition to the City of Victoria, Victoria County, Texas according to the plat of record in Volume 394, Page 20 of the Deed Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): December 2, 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.

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STEPHEN A. BEAL, TRUSTEE

FILE No. 8641
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

2014 NOV -5 P 3:17

Date: November 7, 2014

Trustee: Stephen A. Beal


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

Obligation: Real Estate Lien Note dated 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): December 2, 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.

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STEPHEN A. BEAL, TRUSTEE

FILE No. 8642
County Clerk, Victoria County, Texas

FILED

2014 NOV -5 P 3:18

Notice of Trustee's Sale

Date: November 7, 2014

Trustee: Stephen A. Beal


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 April 23, 2007, from Maker, Mr. Salvador Escalona to Payee, BP-Residential, L.L.C., in the original principal amount of \$38,500.00

Deed of Trust

Date: April 23, 2007

Recording Information: Filed on April 27, 2007, and recorded under document number 200705413 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Salvador Escalona

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Four (4), in Block Number Two (2), of WILL ROGERS TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 25 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): December 2, 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.

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STEPHEN A. BEAL, TRUSTEE

FILED

FILE No. 8643
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

2014 NOV -5 P 3:19


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: November 7, 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 May 30, 2013, from Maker, Ms. Margarita Trevino and Mr. Hector G. Trevino to Payee, BP-Residential, L.L.C., in the original principal amount of \$91,000.00

Deed of Trust

Date: May 30, 2013

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

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

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Five (5), in Block Number Five (5), of RED RIVER HEIGHTS SECTION III, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 9 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): December 2, 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.

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STEPHEN A. BEAL, TRUSTEE

FILE No. 8644
County Clerk, Victoria County, Texas

FILED

2014 NOV -5 P 3: 20

Notice of Trustee's Sale

Date: November 7, 2014


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 July 26, 2013, from Maker, Mr. Crispin Gonzales and Ms. Frances Irma Gonzalez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$99,000.00

Deed of Trust

Date: July 26, 2013

Recording Information: Filed on August 12, 2013, and recorded under document number 201309770 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Crispin Gonzales and Ms. Frances Irma Gonzalez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Nine (9), in Block Number Six (6), of MAYFAIR TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 23 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

Date of Sale (first Tuesday of month): December 2, 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.

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STEPHEN A. BEAL, TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas §
County of Victoria §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 20, 2001, Frankie Dimas conveyed to Gail Kolle Hoad, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lots 14, 15 and 16, Block 4, Town of Telferner, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 60, Page 490, Deed Records, Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$25,200.00 executed by Frankie Dimas, and made payable to the order of First Victoria National Bank n/k/a Prosperity Bank (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 200115920 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Gail Kolle Hoad, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the 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, December 2, 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, being in the area in front of the east door of the Victoria County Courthouse, facing Bridge Street, at 115 N. Bridge, Victoria, TX, to the highest bidder. The time at which the sale will begin will be 10 AM, 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.

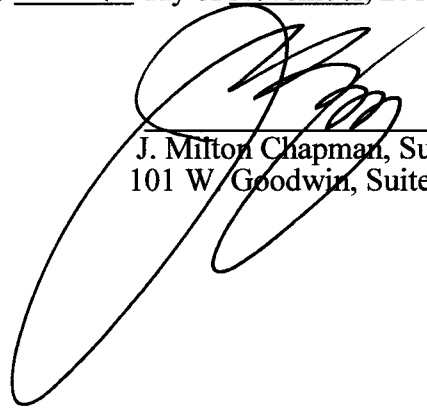
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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

WITNESS my hand this the 5th day of November, 2014.

FILED

2014 NOV -5 P 3:40

COUNTY CLERK
VICTORIA COUNTY, TEXAS
Bt



J. Milton Chapman, Substitute Trustee
101 W. Goodwin, Suite 700, Victoria, TX 77901

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: January 06, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 27, 2009 and recorded in Document CLERK'S FILE NO. 200903312 real property records of VICTORIA County, Texas, with RODOLFO GUERRERO, JR AND FELICIA M. GUERRERO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RODOLFO GUERRERO, JR AND FELICIA M. GUERRERO, securing the payment of the indebtednesses in the original principal amount of \$107,908.00, 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 ELEVEN (11), IN BLOCK NUMBER SEVEN (7), OF THE HAMLET, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 94, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

FILED

2014 NOV 10 A 11: 56

JN
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[Signature]

JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILE No. 8647
County Clerk, Victoria County, Texas
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: December 02, 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 March 31, 2004 and recorded in Document CLERK'S FILE NO. 200404295 real property records of VICTORIA County, Texas, with OSCAR A AMAYA AND GRACE S AMAYA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

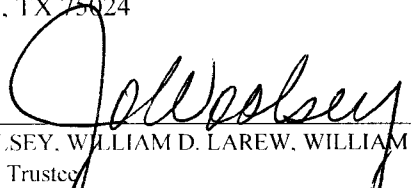
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by OSCAR A AMAYA AND GRACE S AMAYA, securing the payment of the indebtednesses in the original principal amount of \$86,317.00, and obligations therein described including but not limited to the promissory note and all modifications, 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:

BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER FIVE (5), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, AT PAGE 54 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. 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
7105 CORPORATE DRIVE
PLANO, TX 75024



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

FILED

2014 NOV 10 A 11:57


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

The State of Texas §
 § KNOW ALL MEN BY THESE PRESENTS:
County of Victoria §

WHEREAS, by Deed of Trust dated August 24, 2007, Perry Bobo and Richie A. Bobo conveyed to David Zalman, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

2.22 acre tract of land out of Farm Lot 1, Block 4, Range 6, East Above Town, Original Four League Grant to the City of Victoria, Victoria County, Texas, as described in Exhibit A and B attached hereto.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$630,000.00 executed by Perry Bobo and Richie A. Bobo, and made payable to the order of Prosperity Bank (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 200711457 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of David Zalman, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the 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, December 2, 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, being in the area in front of the east door of the Victoria County Courthouse, 115 N. Bridge, Victoria, Texas, facing Bridge Street, to the highest bidder. The time at which the sale will begin will be 10 AM, 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 10th day of November, 2014.

[Signature]

J. Milton Chapman, Substitute Trustee
101 W. Goodwin, Suite 700, Victoria, Texas 77901

EXHIBIT A

TRACT I

BEING 1.22 acres of land situated in Farm Lot No. 1, Block No. 4, Range 6, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being a portion of that certain tract of land acquired by Richard Fajkus from William Gutterman and wife, Louisa Gutterman, by deed dated August 2, 1945 and recorded in Volume 204, Page 569 of the Deed Records of Victoria County, Texas; said 1.22 acres of land being more fully described by metes and bounds as follows:

BEGINNING at an iron rod at the Northeast corner of the intersection of Coffey and Ben Wilson Streets, said iron rod also being in the West line of the above mentioned Farm Lot 1, Block 4, Range 6, East Above Town in the Original Four League Grant; said iron rod also being the existing Southwest corner of the Richard Fajkus tract, said iron rod also being the Southwest corner of the herein described tract;

THENCE, N. $04^{\circ} 40' 17''$ W., a distance of 303.82 feet along the West line of the said Richard Fajkus tract, same being the West line of the said Farm Lot No. 1, and also being the East right-of-way line of Ben Wilson Street to an iron rod set in the Southeast line of the Southern Pacific Railroad right-of-way, said iron rod also being the Northwest corner of the said Richard Fajkus tract, said iron rod also being the Northwest corner of the herein described tract;

THENCE, N. $65^{\circ} 32' 13''$ E., a distance of ^{170.65} 142.63 feet, 50 feet Southeast of and parallel to the centerline of the main line of the Southern Pacific Railroad, same being the Northwest line of the said Richard Fajkus tract to an iron rod at the Northwest corner of a tract of land presently owned by Ray's Distributing Co., said iron rod also being the Northeast corner of the said Richard Fajkus tract, said iron rod also being the Northeast corner of the herein described tract;

THENCE, S. $04^{\circ} 45' 42''$ E., a distance of 357.63 feet along the common line between the said Richard Fajkus tract and a tract of land presently owned by Ray's Distributing Co. to an iron rod for their common corner, said iron rod also being in the North right-of-way line of Coffey Street, 35.6 feet in width, said iron rod also being the Southeast corner of the herein described tract;

THENCE, S. $83^{\circ} 55'$ W., a distance of 161.17 feet along the South line of the said Richard Fajkus tract, same being the North right-of-way line of Coffey Street to the PLACE OF BEGINNING, containing within these metes and bounds 1.22 acres of land.

EXHIBIT B

TRACT II

One (1) acre of land, more or less, out of Farm Lot No. 1, Block No. 4, Range No. 6, East Above Town on the Four League Grant to the town of Victoria, Victoria County, Texas and being part of that certain property conveyed to Richard Rajkus by deed recorded in Vol. 204, at page 569 of the Deed Records of Victoria County, Texas. This One acre being further described by metes and bounds as follows, to-wit:

BEGINNING at a point in the center of Coffey Street, same being the North line of that certain Ten (10) acre tract conveyed to Sophie Garcia by deed recorded in Vol. 227, page 589 of the Deed Records of Victoria County, Texas. Said point of beginning bears S. 83 deg. 39 min. W. with the center of Coffey Street 100.93 feet from the Southwest corner of that certain 1.06 acre tract conveyed to Henry B. Mears et ux by deed recorded in Vol. 343 at page 263 of the Deed Records of Victoria County, Texas;

THENCE S. 83 deg. 39 min. W. with the center of Coffey Street and the North line of said 10 acre tract, 109.62 feet to a point for the Southwest corner of this tract;

THENCE N. 04 deg. 45 min. W. at 20 feet set a 3/4 inch iron pipe in the North line of Coffey Street, in all 378.26 feet set a 3/4 inch iron pipe in the Southeast Right-of-Way line, of the T. & N. O. R. R., being 50 feet from and at 90 degrees to the center line of said Railroad, same being the North line of said Richard Rajkus property, the Northwest corner of this tract;

THENCE N. 65 deg. 32 min. East with said Railroad Right-of-Way line, 116.40 feet to a 3/4 inch iron pipe from which the Northwest corner of the said Henry B. Mears 1.06 acre tract bears N. 65 deg. 32 min. E. 107.17 feet;

THENCE S. 04 deg. 45 min. E. parallel with the West line of said Mears tract, at 394.47 feet to a 3/4 inch iron pipe set in the North line of Coffey Street, in all 414.47 feet to the place of beginning, containing One (1) acre of land, more or less.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Hoover

2007 AUG 30 04:40 PM 200711457

DUYAK \$63.00

VAL D. HOOPER, COUNTY CLERK
VICTORIA COUNTY, TEXAS

THIS DOCUMENT WAS FILED BY
& RETURNED TO:

CROSSROADS ABSTRACT & TITLE CO.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
RD

2014 NOV 10 P 2:18

DEED OF TRUST INFORMATION:

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


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Reported Address: 2308 MACARTHUR, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of December, 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 SEP 26 PM 1:18

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

IN THE DISTRICT COURT

Cheryl Stewart
DISTRICT CLERK
VICTORIA COUNTY, TEXAS

PETITIONER: §
CITIFINANCIAL SERVICING LLC §

VICTORIA COUNTY, TEXAS

RESPONDENTS: §
ROBERT SUNIGA AND ROSE SUNIGA §

24TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

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

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

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

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

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

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

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

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

SIGNED this 26th day of September, 2014.



JUDGE PRESIDING

Return to:

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

C&S No. 44-13-5618 / Reverse Mortgage / No
Reverse Mortgage Solutions, Inc.

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: April 22, 2011

Grantor(s): Sammie L. Price, a single person

Original Trustee: G. Tommy Bastian

Original Mortgagee: One Reverse Mortgage, LLC

Recording Information: Clerk's File No. 201104090, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Reverse Mortgage Solutions, Inc.

Mortgage Servicer: Reverse Mortgage Solutions, Inc., National Association whose address is C/O 2727 Spring Creek Dr. Spring, TX 77373 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 12/02/2014 **Earliest Time Sale Will Begin:** 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:


BEING LOT NO. EIGHTEEN (18), OF CHATELET 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 6, PAGE 154, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HERENOW MADE FOR ALL PURPOSES.

Place of Sale of Property:

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


For Information:

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


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



4495863

FILED
2014 NOV 10 P 2:20

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8651
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County Deed of Trust:

Dated: August 23, 2000

Amount: \$41,580.00

Grantor(s): APOLINAR RICO and REBECCA RICO

Original Mortgagee: FIRSTCAPITAL BANK, S.S.B.

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 200010540

Legal Description: BEING LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER FIVE (5), OF BLUE RIDGE 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 327, AT PAGE 293 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

FILED
2014 NOV 10 P 2:21

Robert S. Gutz
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date of Sale: December 2, 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 OR DONNA CABALLERO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2014-026055

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

2014-026055cas



4495284

SELECT PORTFOLIO SERVICING, INC. (SPS)
PELKEY, GERALD
212 WEST 2ND STREET, VICTORIA, TX 77901

CONVENTIONAL
Our File Number: 14-018282

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 5, 2005, GERALD PELKEY A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200509646, to which reference is herein made for all purposes.

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

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

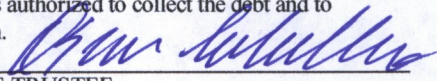
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 2, 2014** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING 0.20 OF AN ACRE SITUATED IN AND A PART OF LOT TWO (2), BLOCK NINETY ONE (91), RANGE SEVEN (7), OF MAIN TOWN TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, BEING ALL THAT CERTAIN 0.20 ACRE TRACT RECORDED IN INSTRUMENT NUMBER 200313326 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.20 OF AN ACRE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 212 WEST 2ND STREET
VICTORIA, TX 77901
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH3, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH3
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH 84115

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



SUBSTITUTE TRUSTEE
OSCAR CABALLERO OR DONNA CABALLERO c/o
Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

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COUNTY CLERK
VICTORIA COUNTY, TEXAS



4496682

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

| | | | |
|---------------------------|--|------------------------------|---|
| Grantor(s) | Ronna Cadenhead | Deed of Trust Date | July 29, 2011 |
| Original Mortgagee | Mortgage Electronic Registration Systems, Inc. Solely as Nominee for R.H. Lending, Inc. its successors and assignees | Recording Information | Instrument #: 201107856 in Victoria County, Texas |
| Original Trustee | Steve Holmes Law Firm, P.C. | Original Principal | \$109,160.00 |
| Property County | Victoria | Property Address | 196 Golden Eye Loop, Victoria, TX 77905 |

MORTGAGE SERVICER INFORMATION:

| | | | |
|----------------------------|---------------------------------|----------------------------------|--|
| Current Mortgagee | Guardian Mortgage Company, Inc. | Mortgage Servicer | Guardian Mortgage Company, Inc. |
| Current Beneficiary | Guardian Mortgage Company, Inc. | Mortgage Servicer Address | 100 N. Central Expressway, Suite 190, Richardson, TX 75083 |

SALE INFORMATION:

| | |
|-------------------------------------|---|
| Date of Sale | 12/02/2014 |
| Time of Sale | 11:00 AM or no later than 3 hours thereafter |
| Place of Sale | The area in front of the East door of the Courthouse building, located at 115 North Bridge Street County Courthouse 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 Trustees | Oscar Caballero, Donna Caballero, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act |
| Substitute Trustees' Address | 5080 Spectrum Drive, Suite 1000 East Addison, Texas 75001 |

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT TWENTY FIVE (25), BLOCK ONE (1), OF QUAIL CREEK NORTH, PHASE 1, AN ADDITION IN VICTORIA COUNTY TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 8, PAGE 24 C & D OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.



NOTICE OF TRUSTEE'S 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.

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 other 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. 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.


The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

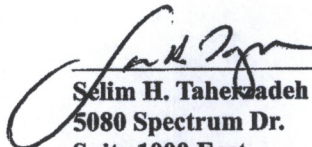
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

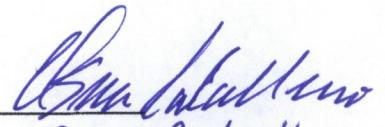
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COUNTY CLERK
VICTORIA COUNTY, TEXAS

Dated October 14, 2014.


Selim H. Taherzadeh
5080 Spectrum Dr.
Suite 1000 East
Addison, TX 75001
(469) 791-0445


Oscar Caballero

Return to:
TAHERZADEH, PLLC
5080 SPECTRUM DR., SUITE 1000 EAST, ADDISON, TX 75001

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NOTICE OF TRUSTEE'S SALE- 110-00053

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