

FILE No. 8562
County Clerk, Victoria County, Texas

1611 EAST ROSEBUD AVENUE
VICTORIA, TX 77901

0000004408860

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.

FILED
RO
2014 MAY 23 A 10:36
Robert [Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: July 01, 2014

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 30, 2004 and recorded in Document CLERK'S FILE NO. 200410867 real property records of VICTORIA County, Texas, with JOHN LOWELL COLEMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN LOWELL COLEMAN, securing the payment of the indebtednesses in the original principal amount of \$35,787.00, 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 TWELVE (12), IN BLOCK NUMBER SIX (6), OF PARKWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 26 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

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



NOS0000004408860

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, by Deed of Trust dated September 24, 1999, Tammie S. Wells and Rhonda J. Anderson conveyed to Clark W. Bierschwale, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lots 1, 2, 3, and 4, Block 1, S.M. Crum Addition to the Town of Bloomington, an addition in Victoria County, Texas, according to the map and plat of said addition of record in Volume 1, Page 67, Plat Records, Victoria County, Texas.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$26,915.00 executed by Tammie S. Wells and Rhonda J. Anderson, and made payable to the order of First National Bank of Goliad n/k/a American Bank, N.A. (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 199912647 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 Clark W. Bierschwale, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and


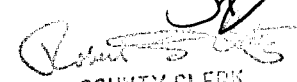
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 1, 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 North Bridge Street, at 115 N. Bridge St, Victoria, Texas, 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.

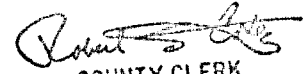
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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

WITNESS my hand this the 30 day of May, 2014

FILED

J. Milton Chapman, Substitute Trustee
2014 MAY 30 P 2:04
401 W. Goodwin, Ste 700, Victoria, TX 77901

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED
RD

2014 JUN -2 A 10:52


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 9, 2010, Maria Louisa Padron conveyed to J. Milton Chapman, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Being Lot Number One (1), in Block Number One (1) of Koinonia Victoria Subdivision, Phase I, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, Page 196B of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

(herein the "Property") to secure that those two (2) certain Promissory Notes therein described in the original principal amounts of \$44,974.18 and \$12,000.00, executed by Maria Louisa Padron, and made payable to Habitat for Humanity, Victoria (now known as Golden Crescent Habitat for Humanity) (herein the "Note" whether one or more), which such Deed of Trust is recorded in under Instrument No. 201005601 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, additional sums remain due and unpaid to Texas Department of Housing and Community Affairs according to the terms of that certain Promissory Note dated June 9, 2010 in the original principal amount of \$29,000.00 secured by a second lien upon the Property, said Deed of Trust filed under Instrument No. 201005602 of the Official Records of Victoria, County, Texas.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the July 1, 2014, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that the real property described in this Contract and Notice of Trustee's Sale is located in a county that borders the Gulf of Mexico. If the property is in close proximity to a beach fronting the Gulf of Mexico, the purchaser is hereby advised that the Public has acquired a right of use or easement to or over the area of any public beach by prescription, dedication, or presumption, or has retained a right by virtue of continuous right in the public since time immemorial, as recognized in law and custom.

The extreme seaward boundary of natural vegetation that spreads continuously inland customarily marks the landward boundary of the public easement. If there is no clearly marked natural vegetation line, the landward boundary of the easement is as provided by Sections 61.016 and 61.017, Natural Resources Code.

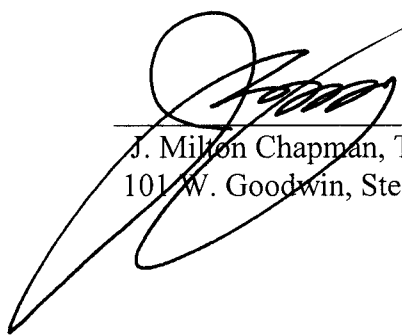
State law prohibits any obstruction, barrier, restraint, or interference with the use of the public easement, including the placement of structures seaward of the landward boundary of the easement. STRUCTURES ERECTED SEAWARD OF THE VEGETATION LINE (OR OTHER APPLICABLE EASEMENT BOUNDARY) OR THAT BECOME SEAWARD OF THE VEGETATION LINE AS A RESULT OF NATURAL PROCESSES ARE SUBJECT TO LAWSUIT BY THE STATE OF TEXAS TO REMOVE THE STRUCTURES.

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

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

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

WITNESS my hand this the 28 day of July, 2014.



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

Notice of Trustee's Sale

Date: May 31, 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 February 1, 2010, from Maker, Mr. Roel Resendez and Ms. Ester H. Resendez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$52,500.00

Deed of Trust

Date: February 1, 2010

Recording Information: Filed on February 3, 2010, and recorded under document number 201000985 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Roel Resendez and Ms. Ester H. Resendez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Seven (7), in Block Number F, of BOULEVARD ADDITION, an addition the City of Victoria, Victoria County, Texas, according to the established map and plat of of said addition of record in Volume 1, Page 46 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

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

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

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


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

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

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

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FILED
2014 JUN -4 P 12: 02

Robert S. Gage
COUNTY CLERK
VICTORIA COUNTY, TEXAS


STEPHEN A. BEAL, TRUSTEE

NOTICE OF FORECLOSURE SALE

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

BEING ALL OF LOT 11, BLOCK 1, MEADOWVIEW SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION, RECORDED IN VOLUME 3, PAGE 28, OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/29/2013 and recorded in Document 201310969 real property records of Victoria County, Texas.

3. Date, Time, and Place of Sale.

Date: 07/01/2014

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Victoria County Courthouse, Texas, at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. Obligations Secured. The Deed of Trust executed by MARIA ANITA CANALES, provides that it secures the payment of the indebtedness in the original principal amount of \$148,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust.

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

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

14-000016-220
3101 MEADOWLANE STREET
VICTORIA, TX 77901

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED
DN
2014 JUN -9 P 12:54

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

NOTICE OF FORECLOSURE SALE

2014 JUN -9 P 1:37

STATE OF TEXAS :
COUNTY OF VICTORIA :

KNOW ALL MEN BY THESE PRESENTS:


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date of Sale : July 1, 2014
Time : 1:00 PM - 4:00 PM
Place : Area in front of Victoria County Courthouse, at East door facing North Bridge Street
Terms : Cash

Pursuant to the authority conferred on me by that certain Deed of Trust executed by DESTINEE VERNO of Victory County, Texas, to Kelly Williams, TRUSTEE, dated December 14, 2012 to be effective December 14, 2012, for the benefit of the beneficiary therein identified, duly recorded under Document No. 201214077 of the official Public Records of Victoria County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$110,000.00.


Whereas, the Note and Lien have been transferred to Maurice Williams, dated May 14, 2014, recorded in Victoria County, Texas, under Document number 201405377, executed by VSW Properties, LLC, reference to said Document being hereby made for all purposes.

I will, as trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in payment thereof, and failure to provide insurance coverage on the property, sell on Tuesday, July 1, 2014, (that being the first Tuesday of said month), at public auction to the highest bidder for cash, that certain real property in Victoria County, Texas, being described as follows:

PROPERTY DESCRIPTION (including any improvements):
Being Lots Number Eight, Nine, and Ten (8, 9, & 10) in block number Thirteen (13) of Shady Oaks Subdivision, Section IV, an addition to the City of Victoria, Victoria County, Texas, according the Established Map and Plat of Record in Volume 6, Page 104, of the Plat Records of Victoria County, Texas, to which reference is hereby made for all purposes.

Assert and protect your rights as a member of the Armed Forces of the United States. If you or your spouse is serving in active military duty, including active military duty as a 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 3rd day of June, 2014


Trustee or Substitute Trustee
Kelly Williams
4114 Pond Hill Rd., Ste 201
San Antonio, Tx 78231

FILE No. 8568
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

2014 JUN -9 P 3: 29

DH
Robert S. Ortega
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: June 9, 2014
Trustee: Jadrin Garcia
307 S. Bryan, Apt 20
Edna, TX 77957
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Deed of Trust

Date: February 7, 2013
Grantor: Daniel Enriquez and Roxanne Sierra Enriquez
1003 Fillmore
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Recording information: County Clerk No.201302133, Victoria County,
Texas

Property:
1003 E. Fillmore: BEING Lot Number Seven (7), in Block Number
Two (2), of BLUE RIDGE ADDITION, an addition to the City of
Victoria, Victoria County, Texas

County: Victoria County, Texas

Date of Sale: July 1, 2014

Time of Sale: 12:30 PM

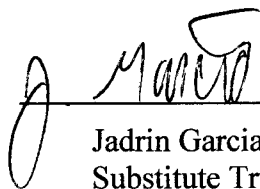
Place of Sale: Area in front of the east door of the Victoria County Courthouse building
located at 115 North Bridge Street, Victoria, Texas.

Lender has appointed Ray Lopez as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, **Purchasers are buying the property AS IS, without any warranty on the part of the Seller, either written or implied.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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 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.



Jadrin Garcia
Substitute Trustee

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/13/2003
Grantor(s): BRODY PAUL HUMPERT KELLY PIERCE HUMPERT, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION, A DIVISION OF MORTGAGE INVESTORS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$96,700.00
Recording Information: Instrument 200309165
Property County: Victoria
Property: BEING LOT NUMBER TWO(2), IN BLOCK NUMBER NINE(9), OF JOHNSON ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 65, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 702 NORTH WEST STREET, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of July, 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 JUN 10 A 11:52



COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE No. 8576
County Clerk, Victoria County, Texas

VICTORIA County Deed of Trust:

Dated: October 25, 2006

Amount: \$85,500.00

Grantor(s): ANNA MORALES and RALPH MORALES

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee: Wells Fargo Bank, N.A. as Trustee for the Certificateholders of the LMT 2006-9 Trust

Mortgagee Servicer and Address: c/o SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 200614202

Legal Description: BEING A PORTION OF LOT NUMBER 9, IN BLOCK NUMBER 2, OF AIRLINE TERRACE, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, AND PAGE 2, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED IN WARRANTY DEED DATED JANUARY 6, 1998, EXECUTED BY PATRICK WADE FREEMAN TO HERMAN LEE HANDLEY AND IRENE A. HANDLEY, RECORDED IN VOLUME 309, PAGE 762 OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: July 1, 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: 2014-016487


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

FILED

2014 JUN 10 A 11:51


COUNTY CLERK
VICTORIA COUNTY, TEXAS




NATIONSTAR MORTGAGE LLC (CXE)
GUERRERO, EDWARD AND ELIZABETH
112 YORKSHIRE LANE, VICTORIA, TX 77904

CONVENTIONAL
Our File Number: 14-016340

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 30, 2007, ELIZABETH E. GUERRERO AND EDWARD GUERRERO, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF MLB&T CO., FSB 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 200704299, 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

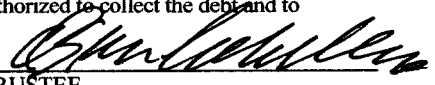
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 1, 2014 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. 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 LOT NUMBER THIRTEEN (13), IN BLOCK NUMBER ELEVEN (11), OF CASTLE HILL SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 16 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Property Address:	112 YORKSHIRE LANE VICTORIA, TX 77904
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC
Noteholder:	U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3 350 HIGHLAND DR. LEWISVILLE, TEXAS 75067

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

FILED

2014 JUN 10 A 11:51


 COUNTY CLERK
 VICTORIA COUNTY, TEXAS



Notice of Trustee's Sale

FILED

Date: June 9, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 05/22/2013, in the original principal amount of \$41,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 05/22/2013, executed by Reynaldo Trevino, Jr. to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201306268 of the Official Public Records of Victoria County, Texas

Property: (Tract 64) A 5.041 Acre tract in the Indianola Railroad Company Survey No. 9, A-190 and the Day Land & Cattle Company Survey, A-477 in Victoria County, Texas.

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

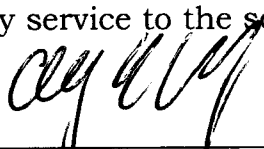
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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



Clay E. Morgan

2014 JUN 10 P 3:09



COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

FILED

Date: June 9, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 11/22/2013, in the original principal amount of \$69,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 11/22/2013, executed by Robert Luttrell, II and Leah Ellis to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201314357 of the Official Public Records of Victoria County, Texas

Property: (Tract 65) a 10.020 acre tract in the Indianola Railroad Company Survey No. 9, A-190 and the Day Land Cattle Company Survey, A-477 in Victoria County, Texas

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

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

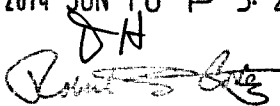
Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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Clay E. Morgan

2014 JUN 10 P 3:28

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

FILED

2014 JUN 10 P 3:24


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: June 9, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 05/10/2013, in the original principal amount of \$59,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 05/10/2013, executed by Calixto Gracia to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 20130622 of the Official Public Records of Victoria County, Texas

Property: (Tract 67) A 7.526 Acre tract in the Day Land & Cattle Company Survey, A-477 in Victoria County, Texas.

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

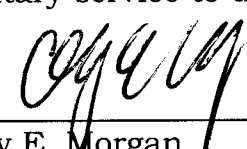
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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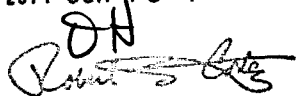


Clay E. Morgan

FILED

Notice of Trustee's Sale

2014 JUN 10 P 3:25


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: June 9, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/28/2013, in the original principal amount of \$62,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/28/2013, executed by Mark Trahan & Crystal Buckhett to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201313265 of the Official Public Records of Victoria County, Texas

Property: (Tract 84) Willow Creek Ranches/ 8.070 acre tract in the A. E. Noble Survey, A-380, and the Day Land & Cattle Company Survey, A-477, Victoria County, Texas.

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

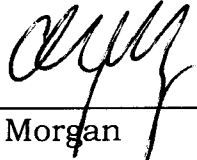
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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Clay E. Morgan

FILE No. 8576
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2014 JUN 10 P 3:26

Date: June 9, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/28/2013, in the original principal amount of \$71,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/28/2013, executed by Anthony K. Trahan & Geraldine M. Myers to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201313267 of the Official Public Records of Victoria County, Texas

Property: (Tract 85) Willow Creek Ranches/ 10.062 acre tract in the A. E. Noble Survey, A-380, Victoria County, Texas.

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


Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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Clay E. Morgan


COUNTY CLERK
VICTORIA COUNTY, TEXAS