

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.

FILE No. 8553
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 December 07, 2007 and recorded in Document CLERK'S FILE NO. 200715665; AS AFFECTED BY REFILED DEED OF TRUST CLERK'S FILE NO. 200800258, CORRECTION AFFIDAVIT CLERK'S FILE NO. 201208288 AND LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201309119 real property records of VICTORIA County, Texas, with JENNIFER PERRY AND STEPHEN PERRY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER PERRY AND STEPHEN PERRY, securing the payment of the indebtednesses in the original principal amount of \$67,770.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

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

FILED

2014 APR 28 P 12:28


COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000004355624

EXHIBIT "A"

BEING A 0.549 ACRE TRACT OF LAND AND BEING ALL OF LOTS 9 AND 10 AND A PORTION OF LOT 11, ALL IN BLOCK 8, SHADY OAKS SECTION II (PLAT RECORDED IN VOLUME 4, PAGE 39 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS) SAID 0.549 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE, (55.6 FEET IN WIDTH), SAID IRON ROD BEING THE MOST WESTERN CORNER OF LOT 9, SAME BEING THE MOST NORTHERN CORNER OF LOT 8 OF SAID BLOCK 8, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 42 DEG 12' 00" E, A DISTANCE OF 126.05 FEET ALONG THE SAID SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE, SAME BEING THE NORTHWEST LINE OF SAID LOT 9 TO AN EXISTING 5/8 INCH IRON ROD MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING AT THE INTERSECTION OF SAID SOUTHEAST RIGHT-OF-WAY LINE OF HOLLY LANE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE (55.6 FEET IN WIDTH), SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (CHORD BEARING AND DISTANCE: S 87 DEG 00' 00" E, 38.75 FEET) AN ARC DISTANCE OF 44.33 FEET TO AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE, SAID IRON ROD BEING THE POINT OF TANGENCY OF SAID CURVE AND A CORNER OF SAID LOT 9, SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 36 DEG 12' 00" E, (BASE BEARING SHOWN ON RECORDED PLAT) A DISTANCE OF 130.88 FEET ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF REASER DRIVE, SAME BEING THE NORTHEAST LINES OF 9 AND 10 AND A PORTION OF LOT 11, TO AN EXISTING 5/8 INCH IRON ROD, SAID IRON ROD BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 59 DEG 06' 00" W, A DISTANCE OF 77.08 FEET TO AN EXISTING 5/8 INCH IRON ROD MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 36 DEG 12' 00" E, A DISTANCE OF 33.59 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTHEAST LINE OF SAID LOT 11, SAME BEING THE NORTHWEST LINE OF LOT 12, SAID IRON ROD BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 53 DEG 48' 00" W, A DISTANCE OF 76.75 FEET ALONG THE COMMON LINE BETWEEN THE SAID LOTS 11 AND 12 TO AN EXISTING 5/8 INCH IRON ROD IN THE NORTHEAST LINE OF LOT 8, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF SAID LOT 11, SAME BEING THE MOST WESTERN CORNER OF SAID LOT 12, SAID IRON ROD ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 36 DEG. 12' 00" W, A DISTANCE OF 156.49 FEET ALONG THE NORTHEAST LINE OF SAID LOT 8, SAME BEING THE SOUTHWEST LINE OF LOTS 11, 10, AND 9 TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.549 ACRE OF LAND, MORE OR LESS.



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.

FILE No. 8554
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 October 10, 2007 and recorded in Document CLERK'S FILE NO. 200713238 real property records of VICTORIA County, Texas, with GAUDELIO MORIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GAUDELIO MORIN, securing the payment of the indebtednesses in the original principal amount of \$69,351.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER FIVE (5), OF CRESTWOOD SOUTH 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 298, PAGE 367 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES


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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077



JO WOOLSEY, 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

FILED

2014 APR 28 P 12:28

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000004376828

FILE No. 8555
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

FILED

RD
2014 APR 29 A 9:06


COUNTY CLERK
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS §
§
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, Monroe V. Joshua, as President of Thom Joshua Enterprises, LLC, on or about August 2, 2007 executed a Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement conveying to Richard A. Bothe, Jr., as Trustee, the real estate hereinafter described to secure a Promissory Note of even date therewith in the principal amount of Five Hundred Twenty Two Thousand Two Hundred and No/100 Dollars (\$522,200.00) and payable to the International Bank of Commerce, the Deed of Trust being recorded under Clerk's Instrument #200710137 of the Official Public Records of Victoria County, Texas; and

WHEREAS, Monroe V. Joshua, as President of Thom Joshua Enterprises, LLC, on or about September 17, 2012 executed a Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement conveying to Derek J. Schmidt, as Trustee, the real estate hereinafter described to secure a Promissory Note of even date therewith in the principal amount of Eighteen Thousand Seven Hundred Thirty Seven and 73/100 Dollars (\$18,737.73) and payable to the International Bank of Commerce, the Deed of Trust being recorded under Clerk's Instrument #201210992 of the Official Public Records of Victoria County, Texas; and

WHEREAS, checking account number 2-----127 and checking account number 3-----401 (four digits only are given for each account for purposes of privacy under

the banking regulations) are closed, overdrawn checking accounts entitled to be recovered by offset as provided for under the Bank's documents and the Bank by this notice intends to exercise its rights of offset from the sales proceeds of the real estate at the foreclosure of the above described real properties, all being legal obligations due and owing by this depositor, Thom Joshua Enterprise LLC; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned Trustee to perform the duties under the Deeds of Trust and to post notice in accordance with applicable law and sell the subject property, without waiving any rights or remedies that the Note Holder has against Maker, or any other parties obligated for payment of the Note and to exercise the Bank's right of offset from any monies received in the foreclosure sale; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of June, 2014, that David Roberts, one of the Substitute Trustee's designated in that certain appointment of Substitute Trustee, or such Substitute Trustee as may be appointed by the holder of the above described Promissory Notes, will sell said real estate in the area in front of east door of courthouse facing North Bridge Street, Victoria, Victoria County, Texas, as designated by the County Commissioners Court, Victoria County, Texas, to the highest bidder for cash. The earliest time said sale will occur will be 10:00 a.m. on said date, but the sale will be held no later than 1:00 p.m. on said date.

Said real estate is described as follows:

BEING an 852.28 acre tract of land situated in the John Lin Survey, Abstract 248, Victoria County, Texas, being that (called) 834.75 acre tract conveyed to

Vic Salinas and Monroe Joshua by Trustees Deed recorded in Instrument #200109705, save and except, a 5.00 acre tract conveyed to Monroe Joshua by deed recorded in Instrument #200406373 in the Office of the County Clerk of Victoria County, Texas and a 1.00 acre private cemetery, and this 852.28 acre tract being more particularly described by metes and bounds on Exhibits "A", together with an Access Easement more fully described on Exhibit "B" attached hereto and made a part hereof for any and all purposes.

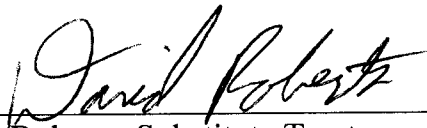
SUBJECT TO all easements, restrictions, oil, gas and mineral reservations and other documents appearing of record in the Office of the County Clerk of Victoria County, Texas affecting the above described property.

FURTHER 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.

The sale of the property will be made "AS IS", and there will be no warranty relating to the title or the condition of the property.

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 April, 2014.



David Roberts, Substitute Trustee

State of Texas
County of Victoria

Being a 852.28 acre tract of land situated in the John Linn Survey, Abstract 248 and being that (called) 834.75 acre tract conveyed to Vic Salinas and Monroe Joshua by Trustees Deed recorded in Instrument No. 200109705 save and except a 5.00 acre tract conveyed to Monroe Joshua by deed recorded in Instrument No. 200406373 and a 1.00 acre private cemetery, and this 852.28 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set in the northeast bank of the Coleta Creek for the south corner of a 360 acre tract conveyed to Mrs. Kate Warden Lowery by deed recorded in Volume 126, Page 613 of the Deed Records of Victoria County, Texas and for the west corner of the said (called) 834.75 acre tract and for the west corner of the herein described 852.28 acre tract;

THENCE N 52° 53' 24" E, with the southeast line of the said Lowery 360 acre tract and the northeast line of the said (called) 834.75 acre tract, at 163.92 feet pass a set 5/8 inch iron rod on the high bank of the said Coleta Creek, continuing for a total distance of 1542.16 feet to an existing 5/8 inch iron rod in the east terminus of a road easement from U.S. Highway 77 described by deed recorded in Volume 974, Page 305 of the Deed Records of Victoria County, Texas, to the said (called) 834.75 acre tract and at the beginning of a road easement for the above mentioned 5.00 acre tract and for an angle point of the herein described 852.28 acre tract;

THENCE N 53° 15' 05" E, continuing with the southeast line of the said Lowery 360 acre tract and the northeast line of the said (called) 834.75 acre tract, at 6278.19 pass a set 5/8 inch iron rod for reference, continuing for a total distance of 6281.19 feet to a point on the west bank of the Guadalupe River for a corner of the herein described 852.28 acre tract;

THENCE with the meanders of the west bank of the said Guadalupe River the following metes and bounds:

N 76°04'39" E for a distance of 196.67 feet;
N 48°52'20" E for a distance of 246.07 feet;
N 24°20'42" E for a distance of 463.97 feet;
N 49°50'01" E for a distance of 197.87 feet;
S 65°29'57" E for a distance of 111.12 feet;
S 11°23'59" E for a distance of 426.71 feet;
S 00°27'28" W for a distance of 285.36 feet;
S 20°30'43" W for a distance of 580.05 feet;
S 35°30'57" W for a distance of 475.69 feet;
S 16°47'30" W for a distance of 382.98 feet;
S 21°50'38" E for a distance of 562.16 feet;
S 28°19'31" W for a distance of 131.32 feet;
N 51°31'49" W for a distance of 220.85 feet;
N 09°12'19" W for a distance of 298.68 feet;
N 29°17'02" W for a distance of 201.48 feet;
N 81°11'49" W for a distance of 215.17 feet;
S 45°25'31" W for a distance of 246.77 feet;
S 84°48'11" W for a distance of 295.10 feet;
N 87°20'17" W for a distance of 369.07 feet;
S 39°34'30" W for a distance of 154.89 feet;
S 20°46'48" E for a distance of 324.06 feet;
S 38°11'27" E for a distance of 263.07 feet;
S 25°50'35" E for a distance of 812.85 feet;

S 44°06'54" E for a distance of 260.02 feet;
S 62°21'05" E for a distance of 288.98 feet;
S 79°46'23" E for a distance of 316.99 feet;
S 48°47'07" E for a distance of 135.17 feet;
S 02°14'12" W for a distance of 135.28 feet;
S 35°06'26" W for a distance of 357.41 feet;
S 08°23'49" E for a distance of 227.69 feet;
S 40°45'48" E for a distance of 225.89 feet;
S 79°58'54" E for a distance of 537.76 feet;
N 80°41'21" E for a distance of 392.61 feet;
S 66°26'12" E for a distance of 302.48 feet;
S 32°57'41" E for a distance of 249.97 feet;
S 03°32'25" W for a distance of 345.59 feet;
S 14°40'39" E for a distance of 215.41 feet;
S 28°29'38" E for a distance of 331.78 feet;
S 47°57'06" E for a distance of 232.90 feet;
S 76°07'05" E for a distance of 202.69 feet;
N 58°33'08" E for a distance of 118.17 feet;
N 44°18'43" E for a distance of 326.77 feet;
N 31°34'16" E for a distance of 340.50 feet;
N 18°54'39" E for a distance of 358.26 feet;
N 63°59'17" E for a distance of 54.66 feet;
S 17°48'29" E for a distance of 65.04 feet;
S 06°04'22" E for a distance of 326.02 feet;
S 09°20'51" W for a distance of 310.42 feet;
S 13°32'46" E for a distance of 609.75 feet;
S 31°25'15" E for a distance of 387.90 feet;
S 17°59'24" W for a distance of 92.86 feet;
S 69°36'52" W for a distance of 456.17 feet;
S 42°22'37" W for a distance of 315.37 feet;
S 31°40'34" W for a distance of 452.55 feet;
S 51°03'51" W for a distance of 400.06 feet;
S 24°06'34" W for a distance of 195.70 feet;
S 08°18'34" W for a distance of 186.06 feet;
S 13°43'51" E for a distance of 218.40 feet;
S 04°54'45" W for a distance of 157.65 feet;
S 69°19'12" W for a distance of 74.19 feet;
N 54°44'23" W for a distance of 226.63 feet;
N 21°44'50" W for a distance of 238.02 feet;
N 44°54'02" W for a distance of 229.98 feet;
N 78°56'46" W for a distance of 205.91 feet;
S 70°54'15" W for a distance of 145.59 feet;
S 30°06'07" W for a distance of 122.44 feet;
S 14°27'51" W for a distance of 316.52 feet;
S 07°22'07" E for a distance of 347.67 feet;
S 22°08'59" E for a distance of 203.09 feet;

THENCE S 29°19'25" E for a distance of 266.22 feet to a point where the west bank of the said Guadalupe River intersects the northeast bank of the said Coleta Creek;

THENCE with the northeast bank of the said Coloto Creek the following metes and bounds;

N 56°07'24" W for a distance of 270.13 feet;
N 46°23'34" W for a distance of 204.22 feet;
N 75°49'00" W for a distance of 166.19 feet;
S 85°24'57" W for a distance of 368.24 feet;
S 42°26'29" W for a distance of 149.68 feet;
S 21°52'54" W for a distance of 132.55 feet;
S 01°56'27" W for a distance of 202.55 feet;
S 05°56'15" E for a distance of 218.28 feet;
S 05°05'04" W for a distance of 128.41 feet;
S 62°50'24" W for a distance of 73.65 feet;
S 84°21'01" W for a distance of 162.02 feet;
N 68°06'49" W for a distance of 146.71 feet;
N 61°45'03" W for a distance of 204.37 feet;
N 54°42'35" W for a distance of 355.83 feet;
N 49°49'01" W for a distance of 236.78 feet;
N 44°47'55" W for a distance of 162.84 feet;
N 27°17'00" W for a distance of 71.36 feet;
N 07°51'19" W for a distance of 238.31 feet;
N 34°38'27" E for a distance of 148.41 feet;
N 22°48'24" E for a distance of 111.35 feet;
N 15°32'42" E for a distance of 157.99 feet;
N 30°34'53" W for a distance of 276.02 feet;
N 55°17'27" W for a distance of 108.69 feet;
N 76°44'39" W for a distance of 146.01 feet;
N 69°47'51" W for a distance of 129.38 feet;
N 65°28'58" W for a distance of 455.43 feet;
N 62°59'35" W for a distance of 817.46 feet;
N 76°15'47" W for a distance of 95.21 feet;
N 59°47'21" W for a distance of 542.45 feet;
N 52°07'27" W for a distance of 640.11 feet;
N 55°46'26" W for a distance of 1854.73 feet;
N 69°04'09" W for a distance of 552.01 feet;

THENCE N 62°03'02" W for a distance of 878.15 feet to the Point of Beginning, in all containing 852.28 acres of land save and except the said 5.00 acre tract and a 1.00 acre tract reserved for a private cemetery for a total of 846.28 acres of land;

Bearings are referenced to the northeast line of the said 852.28 acre tract and based on NAD 27 Datum, Texas South Central Zone.

BEING along the center line of a road easement, 30 feet in width, situated in the John Linn Survey, Abstract No. 248, Victoria County, Texas, the same being across Lot No. 6, as listed under (d) a 360 acre tract of land constituting Lots 5 and 6, conveyed to Mrs. Kate Warden Lowery by Partition Deed from James J. Warden and wife, Mrs. Elizabeth P. Warden, dated December 6, 1929 and recorded in Volume 126, Page 613-615 of the Deed Records of said County, the center line of said 30 foot easement being described as follows:

BEGINNING at a 5/8 inch iron rod set in the common line with the Tom Joshua Estate 533.75 acre tract of land as recorded in Volume 44, Page 133 of the Deed Records of said County, and the above referred to 360 acre tract, the said place of beginning being N 54° 00' 00" E a distance of 1377.83 feet from a 5/8 inch iron rod found at the south corner of said Lot No. 6, on the east bank of Coletto Creek, the same being at the west corner of said Joshua tract of land.

THENCE N 68° 23' 18" W a distance of 2611.98 feet terminating at a 5/8 inch iron rod set in the west right-of-way line of U. S. Highway No. 77, as widened for service road, the same being S 23° 21' 48" W a distance of 374.11 feet from a 1/2 inch iron rod found at the point where the said right-of-way line intersects with the northeast line of said Lot No. 6.

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

FILE No. 8556
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **JUNE 3, 2014** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

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

Property Address: 1806 AIRLINE ROAD
VICTORIA, TX 77901

Mortgage Servicer: SETERUS, INC.

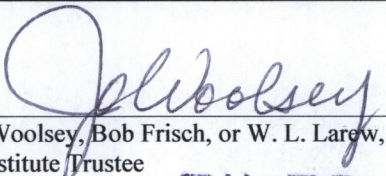
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

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

ACTIVE MILITARY SERVICE NOTICE

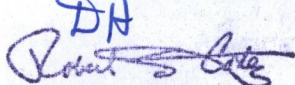
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

WITNESS MY HAND this day, May 12, 2014.


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

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

FILED

2014 MAY 12 P 12:53
DH

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 FIVE (5), IN BLOCK NUMBER SIX (6), OF MEADOWCREEK III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 152 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/26/2004 and recorded in Document 200412116 real property records of Victoria County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 06/03/2014

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 Mortgageor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by MICHAEL C TERRELL AND TAMMY R BEE, provides that it secures the payment of the indebtedness in the original principal amount of \$64,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 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 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1 obtained a Home Equity Foreclosure Order from the 377th District Court of Victoria County on 05/05/2014 under Cause No. 14-03-76082-D. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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

13-003779-670
206 NEW HAVEN
VICTORIA, TX 77904

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

FILED

2014 MAY 12 P 12:55

DN
Robert S. Galt
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: June 03, 2014

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 06, 2002 and recorded in Document CLERK'S FILE NO. 200216155 real property records of VICTORIA County, Texas, with ROGELIO SALAZAR AND ARACELY S. LONGORIA AND JOSE B. LONGORIA, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

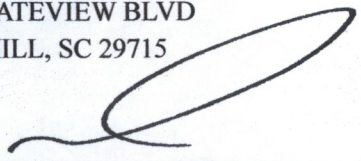
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGELIO SALAZAR AND ARACELY S. LONGORIA AND JOSE B. LONGORIA, securing the payment of the indebtednesses in the original principal amount of \$57,950.00, and obligations therein described including but not limited to the promissory 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 TWO (2), IN BLOCK NUMBER ONE HUNDRED (100), OF NORTH HEIGHTS 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 59, PAGE 293 OF THE DEED 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



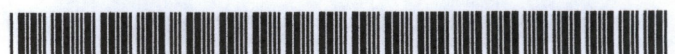
JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS
Substitute Trustee

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

FILED

2014 MAY 12 P 12:59


COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000004193199

NOTICE OF FORECLOSURE SALE

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

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

BEING a 13,814.19-square foot portion of Farm Lot 4, Block A, East of Town in the Original Four League Grant to the town of Victoria, Victoria County, Texas, and being more particularly described in that certain Deed of Trust recorded at Instrument No. 200105791 of the Official Records of Victoria County, Texas

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust (referred to herein as "deed of trust") dated May 8, 2001 recorded at Instrument No. 200105791 of the Official Public Records of Victoria County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: June 3, 2014

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Victoria County Courthouse in Victoria, Victoria County, Texas, at the following location: at the patio area in front of the east door of the Victoria County Courthouse, facing Bridge Street, located at 115 North Bridge Street in the City of Victoria, Texas, at the Courthouse door of the Courthouse of Victoria County, Texas

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee (substitute or successor trustee) to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by CENTRO CRISTIANO, U P L C.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note dated May 8, 2001 in the original principal amount of \$70,000.00, executed by CENTRO CRISTIANO, U P L C, and payable to the order of First Victoria National Bank; (b) all renewals and extensions of said note; and (c) any and all other indebtednesses of CENTRO CRISTIANO, U P L C to First Victoria National Bank provided for under the above described deed of trust. Prosperity Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Prosperity Bank at 101 S. Main Street, Victoria, Texas 77901, telephone number: (361) 573-6321.

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

the sale the beneficiary may appoint another person substitute or successor trustee to conduct the sale.


Dated May 12, 2014



Adam T. Uszynski
Substitute and Successor Trustee
P. O. Box 550, Victoria, Texas 77902

FILED

2014 MAY 12 P 4: 24



COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/25/2007
Grantor(s): AMADOR TORRES, JR. A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR SUNTRUST MORTGAGE, INC., ITS SUCCESSORS AND
ASSIGNS
Original Principal: \$82,500.00
Recording Information: Instrument 200706918
Property County: Victoria
Property: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER FOURTEEN (14), OF
BON-AIRE ADDITION, AN ADDITION TO THE CITY OF VICTORIA,
VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND
PLAT OF RECORD IN VOLUME 245, PAGE 581, OF THE DEED RECORDS OF
VICTORIA COUNTY, TEXAS.
Reported Address: 1806 EAST WARREN AVENUE, 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: Green Tree Servicing LLC
Mortgage Servicer: Green Tree Servicing LLC
Current Beneficiary: Green Tree Servicing LLC
Mortgage Servicer Address: 4250 N. Freeway, Fort Worth, TX 76137

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of June, 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.

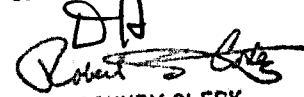
Very truly yours,

Buckley Madole, P.C.



FILED

2014 MAY 13 P 12:47



COUNTY CLERK
VICTORIA COUNTY, TEXAS
PG1 POSTPKG

Notice of Foreclosure Sale

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

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

See Exhibit A

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Instrument No. 200617001 of the Real Property Records of Victoria County, Texas

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: June 3, 2014

Time: The sale will begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the following location: area in front of the east door of the courthouse facing North Bridge Street, or any other location designated by the county commissioner

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

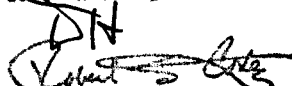
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of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

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



FILED

2014 MAY 13 P 12:49


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Kerstin Jones and Roderick D. Jones, Sr.

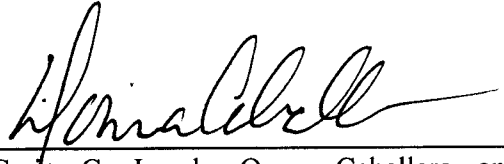
The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$246,400.00, executed by Kerstin Jones and Roderick D. Jones, Sr., and payable to the order of Home123 Corporation. Vanderbilt Mortgage and Finance, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Vanderbilt Mortgage and Finance, Inc. at P.O. Box 9800, Maryville, TN 37802.

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

Dated: April 21, 2014.



Craig C. Lesok, Oscar Caballero and Donna Caballero

201 Main Street, Ste 600

Fort Worth, TX 76102

Telephone (817) 882-9991

Telecopier (817) 882-9993

EXHIBIT A

10.00 ACRE TRACT FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF VICTORIA }

Being 10.00 acres situated in and apart of the S.A. & M.G.R.R. Company Survey No. 8, Abstract No. 382, Victoria County, Texas, and being that portion of a tract of land described as Tract One and Tract Two remaining after a 31.878 acre tract taking for highway use in Volume 904, Page 370 of the Deed Records of Victoria County, Texas. This 10.00 acres is more fully described by metes and bounds as follows;

BEGINNING at a iron rod set for the East corner of this 10.00 acres, also being the North corner of a tract of land owned by Pete Carnales;

THENCE, with the Southwest line of State Highway No. 87 as follows;

1. N 68 degrees, 51'34" W a distance of 672.37 feet to a concrete monument found for a corner of this 10.00 acres;
2. N 71 degrees, 20'12" W a distance of 104.00 feet to a iron rod set for the North corner of this 10.00 acres;

THENCE, crossing said tract of land as follows;

1. S 06 degrees, 27'25" W a distance of 781.74 feet to a iron rod set for the West corner of this 10.00 acres;
 2. S 71 degrees, 20'12" E a distance of 401.87 feet to a iron rod set for the South corner of this 10.00 acres;
 3. N 53 degrees, 18'12" E a distance of 375.90 feet to a iron rod found for a corner of this 10.00 acres;
 4. N 55 degrees, 11'54" W a distance of 24.17 feet to a iron rod set for a corner of this 10.00 acres;
 5. N 53 degrees, 52'45" E a distance of 431.24 feet to the PLACE OF BEGINNING;
- CONTAINING within these metes and bounds 10.00 acres.