

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Brenda Sheblak, of Victoria County, Texas, dated September 1, 2012, and duly recorded at #201101759, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, July 2, 2013, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

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

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

EXECUTED this 3th day of June.

FILED

By: *Opelia J. King, deputy*
2013 JUN 14 AM 11:20

Joe Wall


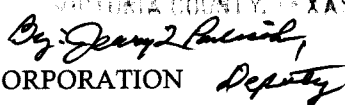
Joe Wall
Trustee

Opelia J. King
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/14/2006
Grantor(s): JUANITA TURNER, LAWRENCE TURNER
Original Mortgagee: iMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION
Original Principal: \$77,484.00
Recording Information: Instrument 200603542
Property County: Victoria
Property: BEING LOT NO. TWENTY-ONE (21), IN BLOCK NO. ONE (1), OF MAYFAIR TERRACE SECTION IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 7, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 3606 FLAMINGO , VICTORIA, TX 77901


COUNTY CLERK
VICTORIA COUNTY, TEXAS
By:  Deputy

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

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2013
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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act
Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

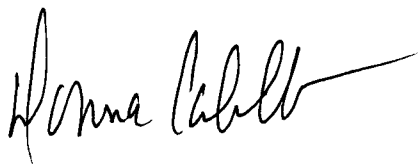
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, 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.



FILE No. 8366
County Clerk, Victoria County, Texas
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

20130169801346

FILED

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.

2013 JUN 24 PM 12:11
By: *Moore*,
Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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 May 02, 2006 and recorded in Document CLERK'S FILE NO. 200606034; AS AFFECTED BY CLERK'S FILE NO. 200708319 real property records of VICTORIA County, Texas, with KENNETH NEIL PONTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KENNETH NEIL PONTON, securing the payment of the indebtednesses in the original principal amount of \$86,203.00, 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:

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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



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



NOS20130169801346

EXHIBIT "A"

BEING A 0.44-ACRE TRACT OF LAND SITUATED IN THE JOHN RICKER SURVEY, ABSTRACT 284, VICTORIA COUNTY, TEXAS, AND BEING WHAT IS KNOWN AS LOTS 4 AND 5, BLOCK 8 OF VICTORIA PLAZA ADDITION, AN UNRECORDED ADDITION TO THE TOWN OF TELFERNER, ACCORDING TO THE PLAT OF SAID VICTORIA PLAZA ADDITION COMPLETED AUGUST 1957, BY JAMES R. HALL, REGISTERED PUBLIC SURVEYOR OF SAN MARCOS, TEXAS, AND BEING COMPRISED OF THAT 80.0 FOOT BY 120.05 FOOT TRACT, (LOT 4), THAT WAS CONVEYED BY GARY STEARMAN ET UX TO KENNETH R. PONTON ET UX DESCRIBED IN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200301064 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND THAT 80.0 FOOT BY 120.05 FOOT TRACT, (LOT 5), THAT WAS CONVEYED BY BENJAMIN S. VILLARREAL ET UX TO W.D. REYNOLDS, JR. DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 903, PAGE 221 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND THIS 0.44-ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 5/8-INCH IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FARICE DRIVE, AT THE NORTH CORNER OF A TRACT OF LAND, (LOT 6), THAT IS DESCRIBED DEED RECORDED IN VOLUME 570, PAGE 268 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND AT THE EAST CORNER OF THE ABOVE-MENTIONED LOT 5, FOR THE EAST CORNER OF THE HEREIN DESCRIBED 0.44-ACRE TRACT, SAID IRON ROD BEARS NORTH 36 DEG 15' 00" WEST A DISTANCE OF 255.60 FEET FROM AN EXISTING 5/8-INCH IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BERKSHIRE DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF FARICE DRIVE;

THENCE SOUTH 52 DEG 03' 00" WEST (REFERENCE BEARING FROM UNRECORDED PLAT OF VICTORIA PLAZA) WITH THE COMMON LINE BETWEEN SAID LOTS 5 AND 6 FOR A DISTANCE OF 120.05 FEET TO A POINT AT THE WEST CORNER OF SAID LOT 6 AND THE SOUTH CORNER OF SAID LOT 5, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED 0.44-ACRE TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF A TRACT OF LAND, (LOT 9), THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 624, PAGE 218 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND THE EAST CORNER OF A TRACT OF LAND, (LOT 10), THAT IS DESCRIBED IN DEED RECORDED IN INSTRUMENT NUMBER 199907456 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, FROM SAID POINT AN EXISTING 5/8-INCH IRON ROD BEARS SOUTH 78 DEG 32' 41" EAST A DISTANCE OF 0.33 FEET;

THENCE NORTH 36 DEG 15' 00" WEST WITH THE COMMON LINES BETWEEN SAID LOTS 5 AND 10, AND LOT 4 AND THAT TRACT OF LAND, (LOT 11), THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 532, PAGE 605 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, FOR A DISTANCE OF 160.00 FEET TO AN EXISTING 5/8-INCH IRON ROD AT THE NORTH CORNER OF SAID LOT 11 AND THE WEST CORNER OF SAID LOT 4, FOR THE WEST CORNER OF THE HEREIN DESCRIBED 0.44-ACRE TRACT, SAID IRON ROD ALSO BEING THE EAST CORNER OF A TRACT OF LAND, (LOT 12), THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 834, PAGE 427 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND THE SOUTH CORNER OF A TRACT OF LAND, (LOT 3), THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 678, PAGE 106 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS,

THENCE NORTH 52 DEG 03' 00" EAST WITH THE COMMON LINE BETWEEN ABOVE-MENTIONED LOT 3 AND LOT 4 FOR A DISTANCE OF 120.05 FEET TO AN EXISTING 5/8-INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FARICE DRIVE, AT THE EAST CORNER OF SAID LOT 3, AT THE NORTH CORNER OF SAID LOT 4, AND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 0.44-ACRE TRACT,

THENCE SOUTH 36 DEG 15' 00" EAST WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF FARICE DRIVE, ALSO WITH THE NORTHEAST LINE OF SAID LOTS 4 AND 5, AT 80.00 FEET PASS AN EXISTING 5/8-INCH IRON ON LINE AT THE EAST CORNER OF SAID LOT 4 AND THE NORTH CORNER OF LOT 5, AND CONTINUING SAME COURSE FOR A TOTAL DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44-ACRE OF LAND, MORE OR LESS.



NOS20130169801346

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Kirk A. Brown and wife, Laura B Brown, of Victoria County, Texas, dated May 1, 2008, and duly recorded at #201101759, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, August 6, 2013, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Lot 13, Block 14, of SHADY OAKS SUBDIVISION, SECTION V, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 19th day of June.

FILED

2013 JUL -3 AM 10:48
By *John Williams*
Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Joe Wall

Joe Wall
Trustee

FILE No. 8368
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

Date: July 10, 2013

Trustee: Stephen A. Beal

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

2013 JUL 11 PM 4:30
by Don Nyak - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Obligation: Real Estate Lien Note dated June 26, 2009, from Maker, Mr. Francisco Cubillos and Ms Janie Gonzalez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$51,500.00

Deed of Trust

Date: June 26, 2009

Recording Information: Filed on June 26, 2009, and recorded under document number 200906770 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Francisco Cubillos and Ms Janie Gonzalez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING the South one-half (S/2) of Lot Number One (1), in Block Number Thirty (30), of HALL'S ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29 of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): August 6, 2013

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

Place of Sale: Victoria County Courthouse

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

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

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its

equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

NOTICE OF TRUSTEE'S SALE

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

WHEREAS, by Deed of Trust dated November 1, 2012, Stephanie Nicole Reyna and Sabina Vasquez conveyed to Richard T. Chapman, Jr., as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lots 5 & 6, Block 5, Stubblefield Addition No. 1, Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 32, Plat Records, Victoria County, TX

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$58,000.00 executed by Stephanie Nicole Reyna and Sabina Vasquez, and made payable to the order of Anna Marie Deluna and Sylvia Irene Hartley (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201212766 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

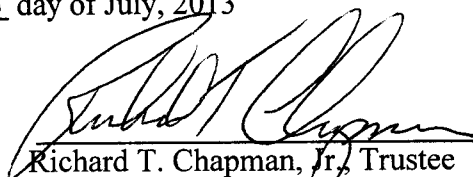
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2013, 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 on the east patio of the Victoria County Courthouse, 115 N. Bridge, 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.

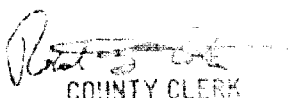
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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

WITNESS my hand this the 12th day of July, 2013


Richard T. Chapman, Jr., Trustee
101 W. Goodwin, Suite 700, Victoria, TX 77901

FILED

2013 JUL 12 AM 9:17


COUNTY CLERK
VICTORIA COUNTY, TEXAS
By Don Nyak - Deputy

FILED

FILE No. 8370
County Clerk, Victoria County, Texas

2013 JUL 15 AM 11:45
By: *Jerry Z. Ralich, Deputy*
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

BEING LOTS NUMBERS EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), IN BLOCK NUMBER TWO (2), OF GLENVIEW ESTATES SECTION I, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 47 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/16/2007 and recorded in Document 200710918 real property records of Victoria County, Texas.

3. Date, Time, and Place of Sale.

Date: 08/06/2013

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.

5. Obligations Secured. The Deed of Trust executed by JUAN FLORES AND PAULA FLORES, provides that it secures the payment of the indebtedness in the original principal amount of \$129,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust.

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

JO WOOLSEY, J.R. STEEN, VICKI HAMMONDS, W.L. LAREW
c/o AVT Title Services, LLC
PO Box 801529
Dallas, TX 75380-1529

13-002258-570
205 TIMOTHY STREET
INEZ, TX 77968-0000

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

NOTICE OF [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

2013 JUL 15 AM 11:51

By: *Jerry R. Hammonds*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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 29, 2006 and recorded in Document CLERK'S FILE NO. 200700156 real property records of VICTORIA County, Texas, with MATTHEW JOHN CRAVEN AND BRITTNEY LYNN HIRSCHHAUSER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW JOHN CRAVEN AND BRITTNEY LYNN HIRSCHHAUSER, securing the payment of the indebtednesses in the original principal amount of \$65,472.00, 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 EIGHT (8), IN BLOCK NUMBER "A" OF BOULEVARD ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 46 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

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

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



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

2013 JUL 15 AM 11:54
By *James R. Larew, Deputy*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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 November 30, 2001 and recorded in Document CLERK'S FILE NO. 200114924 real property records of VICTORIA County, Texas, with CURTISS RAY RANDLE AND SYLVIA M. MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CURTISS RAY RANDLE AND SYLVIA M. MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$49,112.00, 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 SEVEN (7), IN BLOCK NUMBER THIRTEEN (13), OF INWOOD TERRACE SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, AT PAGE 60 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

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

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



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

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

Date: August 06, 2013

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.

2013 JUL 15 AM 11:56
By *Jerry L. Hammonds, Deputy*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 12, 2003 and recorded in Document CLERK'S FILE NO. 200302436 real property records of VICTORIA County, Texas, with CATHY LARA, grantor(s) and AMERICAN UNITED MORTGAGE SERVICES OF AMERICA, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CATHY LARA, securing the payment of the indebtednesses in the original principal amount of \$83,230.00, 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 ONE (1), OF HOPKINS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 46, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

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

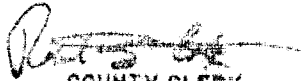
c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

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

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



2013 JUL 15 AM 11:57

FILE No. 8374
County Clerk, Victoria County, Texas

 COUNTY CLERK
 VICTORIA COUNTY, TEXAS
 By Jerry R. Smith
 Deputy

HOME EQUITY POSTING WITH ORDER ATTACHED

1702 PLANTATION DRIVE
VICTORIA, TX 77904

20120031406435

NOTICE OF SUBSTITUTE TRUSTEE SALE

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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: August 06, 2013Time: The sale will begin at 11:00AM or not later than three hours after that time.Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 03, 2006 and recorded in Document CLERK'S FILE NO. 200603451 real property records of VICTORIA County, Texas, with TIMOTHY HULIN AND ELISA HULIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TIMOTHY HULIN AND ELISA HULIN, securing the payment of the indebtednesses in the original principal amount of \$121,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2006-3 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 SIXTEEN (16), IN BLOCK NUMBER NINETEEN (19), OF CASTLE HILL NORTH 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 37, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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


 J. WOOLSEY, J. STEIN V. HAMMONDS, OR W. LAREW

Substitute Trustee

c/o

15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

NOS20120031406435

BEING LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER NINETEEN (19), OF CASTLE HILL NORTH 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 37, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

3. The Debt exists and is secured by a lien created under TEX. CONST. ART. XVI, § 50(a)(6), for a home equity loan.
4. Petitioner is the holder of the Note and Deed of Trust. Timothy Hulin and Elisa Hulin (hereafter "Obligor" whether one or more) executed the promissory note dated March 3, 2006 in the original principal amount of \$121,600.00. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.
5. Obligors executed a security instrument ("Deed of Trust"), which is recorded in the Victoria County Real Property Records at CLERK'S FILE NO. 200603451.
6. Respondent failed to make payments in accordance with terms of the loan agreement, contract or deed of trust and is in default under the terms of those agreements.
7. As of the date the application was filed, Obligor failed to remit the installment payment due for March 1, 2010 and the installments that have become due after that date. As of January 16, 2013, there are at least 35 unpaid scheduled payments. The amount required to cure the default before January 3, 2013 is \$51,734.01. The amount required to pay off the loan in full before January 3, 2013 is \$170,452.94. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after January 3, 2013, all of which will continue to accrue according to the terms of the Note and Deed of Trust.
8. The requisite notices to cure the default and accelerate the maturity of the Debt have been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired.

9. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

10. The court further finds that the Application complies with Tex. R. Civ. P. 735 and 736; that in accordance with Tex. R. Civ. P. 736.7(c) a copy of the required Return of Service has been on file with the Clerk of the Court for at least ten (10) days. Petitioner has established the basis for foreclosure; that Petitioner has appointed J. Woolsey, J. Steen V. Hammonds, Or W. Larew or their successor, as the substitute trustee to conduct the foreclosure contemplated by this proceeding; and that Petitioner may proceed with foreclosure of the secured Property according to the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law in accordance with Tex. R. Civ. P. 736.9.

IT IS THEREFORE ORDERED that the Petitioner may proceed with a foreclosure sale under the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law with respect to the secured Property made the subject of this proceeding.

SIGNED this 23 day of May, 2013.

151 Skipper Kattler
JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:

Ashley M. Judd
Texas Bar No. 24051945
Clark Royle
Texas Bar No. 24046763
Gregory T. Shannon
Texas Bar No. 24076913
Tom Misteli
Texas Bar No. 24058774
15000 Surveyor Blvd., Suite 100
Addison, Texas 75001
972-386-5040 (Phone)
972-386-7673 (Fax)
ATTORNEYS FOR APPLICANT

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

2013 JUL 15 AM 11:59
By *Janey R. ...*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 05, 1999 and recorded in Document CLERK'S FILE NO. 199902067 real property records of VICTORIA County, Texas, with GERALD GARCIA, grantor(s) and FIRSTCAPITAL BANK, SSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GERALD GARCIA, securing the payment of the indebtednesses in the original principal amount of \$31,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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 FIVE (5), IN BLOCK NUMBER, ONE HUNDRED NINETEEN (119), 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, DEED RECORDS, VICTORIA COUNTY, TEXAS; REFERENCE TO WHICH IS HERENOW MADE 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
3950 REGENT BLVD
IRVING, TX 75063

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

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



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

2013 JUL 15 PM 12:01
By Jerry J. Belmont, Deputy
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 18, 2008 and recorded in Document CLERK'S FILE NO. 200804429; AS AFFECTED BY CLERK'S FILE NO.201012238 real property records of VICTORIA County, Texas, with JACKIE J. MODROW AND MATTHEW A. MODROW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACKIE J. MODROW AND MATTHEW A. MODROW, securing the payment of the indebtednesses in the original principal amount of \$213,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION 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 ONE (1), 1 BLOCK NUMBER TWO (2), OF SERENITY ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 77A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.
2001 BISHOPS GATE BLVD.
MT. LAUREL, NJ 08054

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



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

2013 JUL 15 PM 12:03
By: Jerry R. Rieck, Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 07, 2006 and recorded in Document CLERKS' FILE NO. 200610602 real property records of VICTORIA County, Texas, with JEFFERY COOKE AND UNA COOKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFERY COOKE AND UNA COOKE, 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. SUNTRUST MORTGAGE, INC. 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 FOUR (4), IN BLOCK NUMBER TWELVE (12), OF INWOOD TERRACE 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 2, PAGE 59 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

c/o SUNTRUST MORTGAGE, INC.
1001 SEMMES AVENUE MAIL CODE RVW 3014
RICHMOND, VA 23224

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

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



NOS20130045500070

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

2013 JUL 15 PM 12:05
By Jerry R. Hammonds, Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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 June 20, 2006 and recorded in Document CLERK'S FILE NO. 200608606 real property records of VICTORIA County, Texas, with GIL GRIDER AND STACEY GRIDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GIL GRIDER AND STACEY GRIDER, securing the payment of the indebtednesses in the original principal amount of \$77,693.00, 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 LOTS NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), IN BLOCK NUMBER ONE (1), OF HOLLY BROOK ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 14-15 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
INCLUDES MANUFACTURED HOUSING UNIT(S) DESCRIBED AS FOLLOWS:
MAKE: PALM HARBOR
MODEL: PALM HARBOR
WIDTH: 28'
LENGTH: 60'
SERIAL #: PH177407A & PH177407B
YEAR: 2002

SAID UNIT(S) ATTACHED TO THE LAND IN A PERMANENT MANNER SO AS TO BE RENDERED AN IMMOVABLE FIXTURE AND AN INTEGRAL PART OF THE SUBJECT PROPERTY.

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

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

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



NOS20130169803833

208 ELEANOR STREET
VICTORIA, TX 77904

20130191200008

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

2013 JUL 15 PM 12:07

By: *James D. Larew, Deputy*
James D. Larew
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 28, 2008 and recorded in Document CLERK'S FILE NO. 200803002 real property records of VICTORIA County, Texas, with LAWRENCE DANIEL HALBROOK, grantor(s) and WAF WORLD ALLIANCE FINANCIAL CORP, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LAWRENCE DANIEL HALBROOK, securing the payment of the indebtednesses in the original principal amount of \$154,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER SIX (6), OF CEDAR RIDGE ESTATES, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORING TO THE ESTABLISHED MAP AND PLAT RECORD IN VOLUME 5, PAGE 3, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

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

c/o CELINK
3900 CAPITAL CITY BLVD.
LANSING, MI 48906



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

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



NOS20130191200008

2013 JUL 16 PM 8:17

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 09/08/2006
Grantor(s): ANDREANA L RUIZ, IGNACIA G RUIZ, DECEASED, ROBERT RUIZ
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$70,001.00
Recording Information: Instrument 200612112
Property County: Victoria
Property:

BEING A 0.24 ACRE (10,306 SQUARE FEET) TRACT OF LAND AND BEING ALL OF LOT NUMBER TEN (10) AND A PORTION OF LOT NUMBER NINE (9), BLOCK NUMBER SIX (6), OF WAGNER RESUBDIVISION AS RECORDED IN VOLUME 3, PAGE 39 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.24 ACRE TRACT OF LAND ALSO BEING THAT SAME TRACT OF LAND DESCRIBED AS A 0.237 ACRE TRACT OF LAND CONVEYED FROM CLAYTON S. BENNETT AND SHELLYE MARIE BENNETT TO GUTHRIE BLAHUTA, JR. AND BEVERLY BLAHUTA AND DATED MAY 16, 1974 AS RECORDED IN VOLUME 282, PAGE 225 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.24 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "U.S.I.R.P.L.S. 4943" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED SHELTON L. BLUHM, SR., ET UX TO JIMMY S. SALINAS OF THE OFFICIAL RECORDS INSTRUMENT # 200004082 OF SAID COUNTY AND IN THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (60' R.O.W.);

THENCE NORTH 85 DEGREES 27' 00" EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE, A DISTANCE OF 68.20 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "U.S.I.R.P.L.S. 4943" FOUND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE AND THE WEST RIGHT-OF-WAY LINE OF LAURENT STREET (55.6' R.O.W.);

THENCE, SOUTH 05 DEGREES 53' 00" EAST (BASIS OF BEARING), WITH THE WEST RIGHT-OF-WAY LINE OF LAURENT STREET, A DISTANCE OF 150.00 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "U.S.I.R.P.L.S. 4943" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF A 0.064 ACRE TRACT OF LAND CONVEYED FROM VICTORIA BANK & TRUST COMPANY, TRUSTEE OF THE MYRTLE GUNN YORK TRUST AND TRUSTEE OF THE ALBERT E. YORK, SR. TESTAMENT TRUST TO LESTER A. MEIS AS RECORDED IN VOLUME 41, PAGE 51 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, SOUTH 85 DEGREES 27' 00" WEST, WITH THE NORTH LINE OF THE 0.064 ACRE MEIS TRACT A DISTANCE OF 69.24 FEET TO A 5/8" INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "U.S.I.R.P.L.S. 4943" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF THE SALINAS TRACT;

THENCE NORTH 05 DEGREES 29' 17" WEST, WITH THE EAST LINE OF THE SALINAS TRACT, A DISTANCE OF 150.00 TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.24 ACRES (10,306 SQUARE FEET) OF LAND MORE OR LESS.

Reported Address: 1213 EAST VIRGINIA 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: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2013
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, Hayden Hooper, Sammy Hooda, Robert Henry or Adam Womack, any to act
Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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, Hayden Hooper, Sammy Hooda, Robert Henry 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, Hayden Hooper, Sammy Hooda, Robert Henry 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.

C&S No. 44-13-0828 / FHA
JPMorgan Chase Bank, National Association

FILED
Alma
2013 JUL 16 PM 4:19

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: August 29, 1995

Grantor(s): Virginia Naranjo, a single woman

Original Trustee: David E. Russell

Original Mortgagee: Victoria Bank & Trust Company, a Texas Corporation

Recording Information: Volume 0183, Page 371, or Clerk's File No. in the Official Public Records of VICTORIA County, Texas

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 08/06/2013 **Earliest Time Sale Will Begin:** 11:00 AM

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


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

Legal Description:

BEING LOT NO. TWENTY-NINE (29), IN BLOCK NO. FOUR (4), OF MAYFAIR SUBDIVISION, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 19, MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

Place of Sale of Property:

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


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

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

Linda Goss
380 Osage Road
Victoria, Texas 77905
Our file #0811-122F

ATTENTION SERVICE MEMBERS:
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, or if you have recently been discharged from active military duty, please send

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 9, 2005, Linda Goss executed a Deed of Trust conveying to Transunion Settlement Solutions, Inc, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number: 200515870 in the Real Property Records of Victoria County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; 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 to sell said property to satisfy said indebtedness.

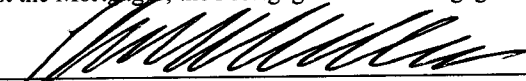
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2013, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11am and not later than 2pm and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

ALL THAT TRACT OR PARCEL OF LAND AS SHOWN ON EXHIBIT "A" ATTACHED HERETO WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Newcastle Mortgage Securities Trust 2006-1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067.

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



Oscar Caballero, Substitute Trustee, or
Donna Caballero, Successor Substitute Trustee

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262


FILED
M. M. M.
2013 JUL 16 PM 0:22

COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

BEING A 10.00 ACRE TRACT OF LAND SITUATED IN THE FRANCIS M. WHITE SURVEY, ABSTRACT NO. 343, VICTORIA COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED BY ROBERT A. OSTMAN AND GISELLE OSTMAN TO LEONARD L. URBAN AND CYNTHIA A. URBAN BY QUITCLAIM DEED EXECUTED DECEMBER 19, 1988 AND RECORDED IN VOLUME 1497, PAGE 770 OF THE DEED RECORDS OF SAID COUNTY, SAID 10.00 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE MOST EASTERN CORNER OF SAID 10.00 ACRE TRACT, SAID IRON ROD ALSO MARKS THE POINT AT WHICH THE SOUTHEAST LINE OF A 60 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED IN VOLUME 1497, PAGE 770 OF THE DEED RECORDS OF SAID COUNTY, INTERSECTS THE NORTHEAST LINE OF A 50 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED IN VOLUME 859, PAGE 305 OF THE DEED RECORDS OF SAID COUNTY, AND FURTHER SAID IRON ROD BEARS NORTH 43 DEG. 40 MIN. 36 SEC. WEST, A DISTANCE OF 1883.37 FEET FROM A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE POINT AT WHICH THE NORTHEAST LINE OF SAID 50 FOOT ROADWAY EASEMENT INTERSECTS THE NORTHWEST RIGHT OF WAY LINE OF PRICE ROAD (40' ROW),

THENCE SOUTH 47 DEG 56 MIN 38 SEC. WEST A DISTANCE OF 544.22 FEET (SOUTH 47 DEG 56 MIN 31 SEC WEST, 544.55 FEET, RECORD) ALONG THE SOUTHEAST LINE OF SAID 10.00 ACRE TRACT AND SAID 60 FOOT ROADWAY EASEMENT TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR CORNER,

THENCE NORTH 42 DEG 04 MIN 52 SEC WEST AT 59.81 FEET PASS A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID 60 FOOT ROADWAY EASEMENT, AND CONTINUING FOR AN OVERALL DISTANCE OF 852.12 FEET (NORTH 42 DEG 03 MIN. 29 SEC. WEST 851.87 FEET, RECORD) TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR CORNER,

THENCE NORTH 55 DEG. 33 MIN. 05 SEC. EAST, A DISTANCE OF 527.21 FEET (NORTH 55 DEG. 30 MIN. 52 SEC. EAST 527.14 FEET, RECORD) TO A 5/8-INCH DIAMETER IRON ROD FOUND FOR CORNER,

THENCE SOUTH 43 DEG 40 MIN 08 SEC EAST (BASIS OF BARING HEREIN), AT 722.78 FEET PASS A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 60 FOOT ROADWAY EASEMENT, AND CONTINUING FOR AN OVERALL DISTANCE OF 782.63 FEET (SOUTH 43 DEG. 40 MIN. 08 SEC. EAST 782.71 FEET, RECORD) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 10.00 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE FOLLOWING ROADWAY EASEMENT

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A ROADWAY EASEMENT 60.00 FEET IN WIDTH, ALONG AND ADJACENT TO ITS SOUTHEAST LINE, SAID ROADWAY EASEMENT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD AT THE MOST EASTERN CORNER OF THE ABOVE DESCRIBED TRACT OF LAND, SAME BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBE ROADWAY EASEMENT,

Order Number: 2069377

Customer Reference Number: 257406392

THENCE S 47 DEG 56 MIN. 31 SEC. W A DISTANCE OF 544.55 FEET ALONG THE SOUTHEAST LINE OF THE ABOVE DESCRIBED TRACT TO AN EXISTING 5/8 INCH IRON ROD AT THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED ROADWAY EASEMENT,

THENCE N 42 DEG 03 MIN. 29 SEC. WEST, A DISTANCE OF 60.00 FEET ALONG THE SOUTHWEST LINE OF THE ABOVE DESCRIBED TRACT TO AN EXISTING 5/8 INCH IRON ROD SET FOR THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED ROADWAY EASEMENT,

THENCE N 47 DEG. 56 MIN. 31 SEC. E, A DISTANCE OF 542.86 FEET TO AN EXISTING 5/8 INCH IRON ROD IN THE NORTHEAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND, SAID IRON ROD ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED ROADWAY EASEMENT,

THENCE S 43 DEG 40 MIN 08 SEC E, A DISTANCE OF 60.02 FEET ALONG THE NORTHEAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 60 FOOT ROADWAY EASEMENT (0749 ACRE OF LAND, MORE OR LESS)

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the attached legal description of the area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvar

2005 NOV 17 04:52 PM 200515870
RONNIEO \$95.00
VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

Order Number: 2069377
Customer Reference Number: 257406392

CAUSE NO. 11-11-72458-B

FILED

IN RE ORDER FOR FORECLOSURE
CONCERNING

LINDA GOSS

380 Osage Road,
Victoria, Texas 77905

RESPONDENT

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§
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§
§
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§
§
§
§

IN THE DISTRICT COURT OF VICTORIA COUNTY, TEXAS
JUN 5 PM 3:55

Cathy Stuard
DISTRICT CLERK
VICTORIA COUNTY, TEXAS

VICTORIA COUNTY, TEXAS

135TH JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the application of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC, it's successors and assigns, (hereinafter Applicant), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The court further finds that this is an *in rem* proceeding; that the Application filed by Applicant complies with Rule 735 and Rule 736, Tex. R. Civ. P.; that Respondent has not previously filed a Response; that a copy of the required Notice with Certificate of Service has been on file with the Clerk of the Court for at least ten (10) days, exclusive of the date of filing; that the Applicant has met its burden of proof as to the elements of Rule 736 (I)(E); and that the Applicant should proceed with foreclosure of the Property under the terms of the security instrument and Texas Property Code § 51.002.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Applicant may proceed with foreclosure under the Security Instrument, executed by Respondent(s), and TEX. PROP. CODE § 51.002 of the property located at: 380 Osage Road, Victoria, Texas 77905, and described as follows:

ALL THAT TRACT OR PARCEL OF LAND AS SHOWN ON EXHIBIT "A" ATTACHED HERETO WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF.

IT IS FURTHER ORDERED that the Applicant send a copy of this Order to Respondent with the notice of foreclosure sale;

IT IS FURTHER ORDERED that the Applicant may communicate with the Respondent and all third parties reasonably necessary to conduct the foreclosure sale; and

IT IS FURTHER ORDERED that the Applicant shall mail to Respondent's' counsel a copy of the notice of the foreclosure sale if the Respondent is represented by counsel.

SIGNED this 5 day of January, 2012

15/ Joseph P. Kelly
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: Keith A. Wolfshohl

Kelly J. Harvey

SBN. 09180150

Keith A. Wolfshohl

SBN. 24047135

Teresa L. Cannady

SBN: 24062649

P.O. Box 131407

Houston, Texas 77219

Tel. 832-922-4000

Fax. 832-922-6262

ATTORNEYS FOR APPLICANT

EXHIBIT "A"

BEING A 10.00 ACRE TRACT OF LAND SITUATED IN THE FRANCIS M. WHITE SURVEY, ABSTRACT NO. 343, VICTORIA COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED BY ROBERT A. OSTMAN AND GISELLE OSTMAN TO LEONARD L. URBAN AND CYNTHIA A. URBAN BY QUITCLAIM DEED EXECUTED DECEMBER 19, 1988 AND RECORDED IN VOLUME 1497, PAGE 770 OF THE DEED RECORDS OF SAID COUNTY, SAID 10.00 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE MOST EASTERN CORNER OF SAID 10.00 ACRE TRACT, SAID IRON ROD ALSO MARKS THE POINT AT WHICH THE SOUTHEAST LINE OF A 60 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED IN VOLUME 1497, PAGE 770 OF THE DEED RECORDS OF SAID COUNTY, INTERSECTS THE NORTHEAST LINE OF A 50 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED IN VOLUME 859, PAGE 305 OF THE DEED RECORDS OF SAID COUNTY, AND FURTHER SAID IRON ROD BEARS NORTH 43 DEG. 40 MIN. 36 SEC. WEST, A DISTANCE OF 1883.37 FEET FROM A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE POINT AT WHICH THE NORTHEAST LINE OF SAID 50 FOOT ROADWAY EASEMENT INTERSECTS THE NORTHWEST RIGHT OF WAY LINE OF PRICE ROAD (40' ROW),

THENCE SOUTH 47 DEG 56 MIN 38 SEC. WEST A DISTANCE OF 544.22 FEET (SOUTH 47 DEG 56 MIN 31 SEC WEST, 544.55 FEET, RECORD) ALONG THE SOUTHEAST LINE OF SAID 10.00 ACRE TRACT AND SAID 60 FOOT ROADWAY EASEMENT TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR CORNER,

THENCE NORTH 42 DEG 04 MIN 52 SEC WEST AT 59.81 FEET PASS A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID 60 FOOT ROADWAY EASEMENT, AND CONTINUING FOR AN OVERALL DISTANCE OF 852.12 FEET (NORTH 42 DEG 03 MIN. 29 SEC. WEST 851.87 FEET, RECORD) TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR CORNER,

THENCE NORTH 55 DEG. 33 MIN. 05 SEC. EAST, A DISTANCE OF 527.21 FEET (NORTH 55 DEG. 30 MIN. 52 SEC. EAST 527.14 FEET, RECORD) TO A 5/8-INCH DIAMETER IRON ROD FOUND FOR CORNER,

THENCE SOUTH 43 DEG 40 MIN 08 SEC EAST (BASIS OF BARING HEREIN), AT 722.78 FEET PASS A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 60 FOOT ROADWAY EASEMENT, AND CONTINUING FOR AN OVERALL DISTANCE OF 782.63 FEET (SOUTH 43 DEG. 40 MIN. 08 SEC. EAST 782.71 FEET, RECORD) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 10.00 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE FOLLOWING ROADWAY EASEMENT

THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A ROADWAY EASEMENT 60.00 FEET IN WIDTH, ALONG AND ADJACENT TO ITS SOUTHEAST LINE, SAID ROADWAY EASEMENT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD AT THE MOST EASTERN CORNER OF THE ABOVE DESCRIBED TRACT OF LAND, SAME BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBE ROADWAY EASEMENT,

Order Number: 2069377

Customer Reference Number: 257406392

THENCE S 47 DEG 56 MIN. 31 SEC. W A DISTANCE OF 544.55 FEET ALONG THE SOUTHEAST LINE OF THE ABOVE DESCRIBED TRACT TO AN EXISTING 5/8 INCH IRON ROD AT THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED ROADWAY EASEMENT,

THENCE N 42 DEG 03 MIN. 29 SEC. WEST, A DISTANCE OF 60.00 FEET ALONG THE SOUTHWEST LINE OF THE ABOVE DESCRIBED TRACT TO AN EXISTING 5/8 INCH IRON ROD SET FOR THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED ROADWAY EASEMENT,

THENCE N 47 DEG. 56 MIN. 31 SEC. E, A DISTANCE OF 542.86 FEET TO AN EXISTING 5/8 INCH IRON ROD IN THE NORTHEAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND, SAID IRON ROD ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED ROADWAY EASEMENT,

THENCE S 43 DEG 40 MIN 08 SEC E, A DISTANCE OF 60.02 FEET ALONG THE NORTHEAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 60 FOOT ROADWAY EASEMENT (0749 ACRE OF LAND, MORE OR LESS)

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the attached legal description of the area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvar
2005 NOV 17 04:52 PM 200515870
RONNIEO \$95.00
VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

Order Number: 2069377
Customer Reference Number: 257406392

FILE No. 8383

Current Borrower: MELVIN PRATHER JR, A MARRIED MAN AND NON-PURCHASING SPOUSE, PEGGY PRATHER
MHA File Number: TX-13-19764-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 216 LONGFELLOW LANE, VICTORIA, TX 77901

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/9/2007

Grantor(s)/Mortgagor(s):
MELVIN PRATHER JR, A MARRIED MAN
AND NON-PURCHASING SPOUSE, PEGGY
PRATHER

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. MERS IS A SEPARATE
CORPORATION THAT IS ACTING SOLELY AS
A NOMINEE FOR ALETHES, LLC

Current Beneficiary/Mortgagee:
Ocwen Loan Servicing, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200706128

Property County:
VICTORIA

Mortgage Servicer:
Ocwen Loan Servicing, LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3451 Hammond Ave., Waterloo, IA 50702

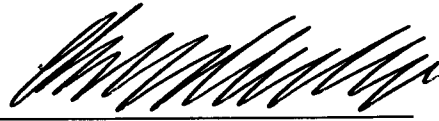
Legal Description: BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER FOUR (4), OF OAK RIDGE SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 71, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: 8/6/2013

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.



Oscar Caballero or Donna Caballero
or Cole D. Patton
or Melissa A. McKinney
or Karl Terwilliger
McCarthy, Holthus & Ackerman, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED
[Handwritten Signature]
2013 JUL 16 PM 4 23

[Handwritten Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS