

FILE No. 8453
County Clerk, Victoria County, Texas

FILED

Date: October 9, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated February 17, 2011, from Maker, Mr. George R. Davila Jr. to Payee, BP-Residential, L.L.C., in the original principal amount of \$59,450.00

Deed of Trust

Date: February 17, 2011

Recording Information: Filed on February 23, 2011, and recorded under document number 201101866 Official Public Records of VICTORIA County, Texas

Grantor: Mr. George R. Davila Jr.

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Three (3), in Block Number Four (4), of STUBBLEFIELD PORT 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 3, Page 56 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): November 5, 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

2013 OCT 16 PM 12:18
by Don Nyak - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILE No. 8454
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

2013 OCT 18 PM 12:28

by Don Nyak Deputy
[Signature]

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: October 16, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated February 17, 2011, from Maker, Mr. George R. Davila Jr. to Payee, BP-Residential, L.L.C., in the original principal amount of \$59,450.00

Deed of Trust

Date: February 17, 2011

Recording Information: Filed on February 23, 2011, and recorded under document number 201101866 Official Public Records of VICTORIA County, Texas

Grantor: Mr. George R. Davila Jr.

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Three (3), in Block Number Four (4), of STUBBLEFIELD PORT 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 3, Page 56 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): December 3, 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 [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

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

Date: December 03, 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.

Paul G. Cole
COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: Jeremy L. Rinkley
Deputy

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 13, 2011 and recorded in Document CLERK'S FILE NO. 201106160 real property records of VICTORIA County, Texas, with SYDNEY M. YUSKO AND JOHN A. YUSKO, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

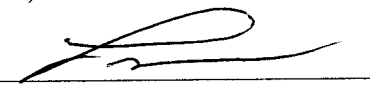
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SYDNEY M. YUSKO AND JOHN A. YUSKO, securing the payment of the indebtednesses in the original principal amount of \$82,357.00, and obligations therein described including but not limited to the promissory note and all modifications, 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





BEING 1.07 ACRES OF LAND SITUATED IN THE S. A. & M. G. R. R. COMPANY CURVEY NUMBER 3, ABSTRACT 314 IN VICTORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 145.00 ACRE TRACT OF LAND CONVEYED TO W.O. LOVE BY BEN F. MCCORMICK BY DEED DATED NOVEMBER 1, 1978 AND RECORDED IN VOLUME 998, PAGE 742 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 1.07 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ROD AT THE MOST NORTHERN CORNER OF THE SAID W. O. LOVE 145.00 ACRE TRACT OF LAND, THENCE, S 45 DEG 00' 00" W., A DISTANCE OF 397.67 FEET ALONG THE NORTHWEST LINE OF THE SAID W. O. LOVE 145.00 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST LINE OF A COUNTY ROAD, LOCALLY KNOWN AS KOHUTEK ROAD TO AN EXISTING IRON ROD AT THE MOST WESTERN CORNER OF A 60.00 FOOT WIDE STRIP OF LAND SET ASIDE FOR ROAD RIGHT-OF-WAY, SAID ROAD LOCALLY KNOWN AS MCCORMICK ROAD, THENCE, S. 45 DEG 00' 00" E., A DISTANCE OR 1093.12 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF MCCORMICK ROAD TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE, THENCE, S. 26 DEG 30' 51" E., A DISTANCE OF 28.34 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF MCCORMICK ROAD TO AN IRON ROD SET FOR THE PLACE OF BEGINNING, SAID PLACE OF BEGINNING ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 26 DEG 30' 51" E., A DISTANCE OF 161.96 FEET TO AN IRON ROD SET FOR THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 45 DEG 00' 00" W., A DISTANCE OF 277.33 FEET TO AN IRON ROD SET AT THE INTERIOR CORNER OF THE SAID W. O. LOVE 145.00 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEG 00' 00" W., A DISTANCE OF 153.60 FEET ALONG A SOUTHWEST LINE OF THE SAID W. O. LOVE 145.00 ACRE TRACT OF LAND, TO AN IRON ROD SET FOR THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEG 00' 00" E., A DISTANCE OF 328.68 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.07 ACRES OF LAND. U T I L I T Y E A S E M E N T THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A UTILITY EASEMENT 20.00 FEET IN WIDTH ALONG AND ADJACENT TO ITS SOUTHWEST LINE AND A UTILITY EASEMENT 10.00 FEET IN WIDTH ALONG AND ADJACENT TO ITS SOUTHEAST LINE.



Notice of Trustee's Sale

Date: November 1, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated February 1, 2010, from Maker, Mr. Roel Resendez and Ms. Ester H. Resendez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$52,500.00

Deed of Trust

Date: February 1, 2010

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

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

Trustee: Stephen A. Beal

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

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

Date of Sale (first Tuesday of month): December 3, 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.

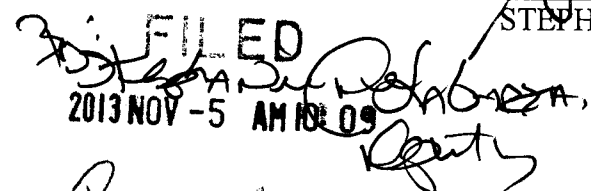
The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

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.

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STEPHEN A. BEAL, TRUSTEE


FILED
2013 NOV -5 AM 10:09


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: November 9, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated January 25, 2012, from Maker, Ms. Dianne McMurray to Payee, BP-Residential, L.L.C., in the original principal amount of \$47,407.10

Deed of Trust

Date: January 25, 2012

Recording Information: Filed on January 26, 2012, and recorded under document number 201200817 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Dianne McMurray

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Eight (8), in Block Number Nine (9), of High School Terrace, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 405, Page 421, of the Deed Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): December 3, 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.

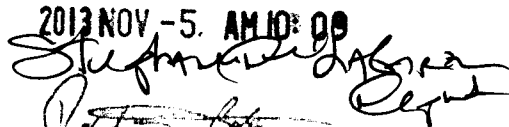
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STEPHEN A. BEAL, TRUSTEE

FILED *By:*

2013 NOV -5. AM 10:00

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: November 7, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated April 23, 2007, from Maker, Mr. Salvador Escalona to Payee, BP-Residential, L.L.C., in the original principal amount of \$38,500.00

Deed of Trust

Date: April 23, 2007

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

Grantor: Mr. Salvador Escalona

Trustee: Stephen A. Beal

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

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

Date of Sale (first Tuesday of month): December 3, 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.

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STEPHEN A. BEAL, TRUSTEE

FILED
2013 NOV -5 AM 10:08
Stephan Beal
Speth


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by VICTORY OUTREACH of Victoria County, Texas, dated August 1, 1999, and duly recorded as Instrument No. 200005496 of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, December 3, 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:


BEING all of Lots Number Eighteen (18) and Nineteen (19), in Block Number Three (3), of MEADOWVIEW SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in the Plat Records of Victoria County, Texas;

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

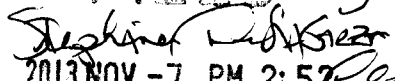
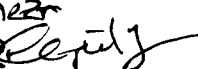
NOTICE

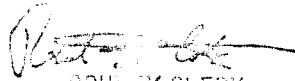
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Executed this 6th day of November, 2013.



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

FILED By:

2013 NOV -7 PM 2:52 



COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by OSCAR RIVERA, Trustee, and DUSTY LINDSEY of Victoria County, Texas, dated September 25, 2009, and duly recorded as Instrument No. 200910776 of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, December 3, 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:

BEING Lot Number Forty-Six (46), in Block Number Nine (9), of SADDLEBROOK 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 8, Page 55C-D of the Plat Records of Victoria County, Texas;

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

NOTICE

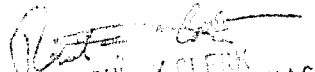
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Executed this 7th day of November, 2013.



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

FILED By
St. James
2013 NOV 17 PM 2:57
H. J. [unclear]



COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

FILE No. 8461
County Clerk, Victoria County, Texas

Date: November 8, 2013

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

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

Deed of Trust: Deed of Trust dated 08/15/2012, executed by Charles E Nuells & Shelly M. Nuells to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201209508 of the Official Public Records of Victoria County, Texas

Property: (Tract 25) a 5.017 Acres out of the Indianola Railroad Company Survey No. 9, A-190, Victoria County, Texas.

Date of Sale (first Tuesday of month): December 3, 2013

Time of Sale: 12:00 p.m. to 3:00 p.m., local time

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

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

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

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

Clay E. Morgan

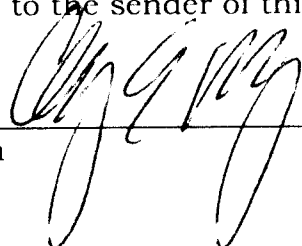


Exhibit "A"

DALE L. OLSON

FILED

Registered Professional Land Surveyor
711 Water Street

Bastrop, TX 78602

2013 NOV -8 PM 1:51

Phone (512) 321-5476 * Fax (512) 303-5476

[Signature]
VICTORIA COUNTY, TEXAS

HEAD NOTES FOR TRACT NO. 25, A 5.017 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.017 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5141.65 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 372.01 feet to a 60d nail set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

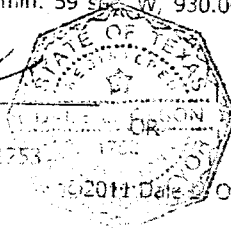
THENCE continuing with the center of said easement, N 01 deg. 58 min. 01 sec. W, 235.00 feet to a 60d nail set for the northwest corner of this tract from which a 5/8 inch iron rod set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

THENCE N 88 deg. 01 min. 59 sec. E, 930.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 01 deg. 58 min. 01 sec. E, 235.00 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE S 88 deg. 01 min. 59 sec. W, 930.00 feet to the POINT OF BEGINNING, containing 5.017 acres of land.

[Signature]
Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson
Reg. Pro. Land Surveyor 5266
Olson Surveying Co.

Order # 110211-25

Date Created: 12/09/11

FILED By:
[Signature]
2013 NOV -8 PM 1:51 *[Signature]*

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

FILE No. 8462
County Clerk, Victoria County, Texas

Date: November 8, 2013

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 05/13/2013, in the original principal amount of \$42,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 05/13/2013, executed by Rafael Ramirez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201305749 of the Official Public Records of Victoria County, Texas

Property: (Tract 41) A 5.232 acre tract in the Indianola Railroad Company Survey No. 9, A190, Victoria County, Texas.

Date of Sale (first Tuesday of month): December 3, 2013

Time of Sale: 12:00 p.m. to 3:00 p.m., local time

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

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

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

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

Clay E. Morgan

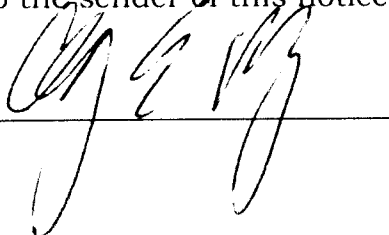


EXHIBIT "A"
DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 41, A 5.232 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.232 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5141.65 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 722.58 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod set for Reference in the west line of said easement bears S 88 deg. 01 min. 59 sec. W, 30.00 feet.

THENCE S 88 deg. 01 min. 59 sec. W, 680.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 01 deg. 58 min. 01 sec. W, 335.15 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

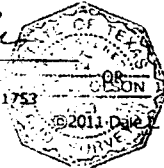
THENCE N 88 deg. 01 min. 59 sec. E, 680.00 feet to a 60d nail set in the center of the last mentioned 60 foot access easement for the northeast corner of this tract, from which a 5/8 inch iron rod set for Reference in the west line of said easement bears S 88 deg. 01 min. 59 sec. W, 30.00 feet.

THENCE with the center of said easement, S 01 deg. 58 min. 01 sec. E, 335.15 feet to the POINT OF BEGINNING, containing 5.232 acres of land.

Dale L. Olson

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Order #: 116211-41



Michael D. Olson
Michael D. Olson
Reg. Pro. Land Surveyor 5386
Olson Surveying Co.

Date Created: 12/13/11

FILED
Stephanie...
2013 NOV - 8 PM 1:51

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

FILE No. 8463
County Clerk, Victoria County, Texas

Date: November 8, 2013

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 08/15/2012, in the original principal amount of \$41,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 08/15/2012, executed by Rudolph H Rivera & Olivia Rivera to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201209504 of the Official Public Records of Victoria County, Texas

Property: (Tract 42) 5.080 Acres in the Indianola Railroad Company Survey No. 9, A-190, Victoria County, Texas.

Date of Sale (first Tuesday of month): December 3, 2013

Time of Sale: 12:00 p.m. to 3:00 p.m., local time

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

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

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

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

Clay E. Morgan

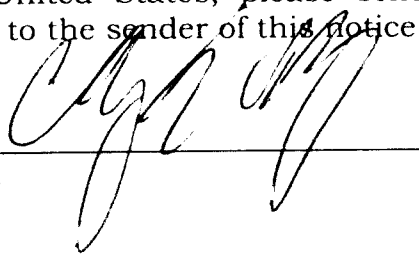


EXHIBIT "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 + Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 42, A 5.080 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.080 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 63 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5141.65 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod Set for Reference bears N 40 deg. 50 min. 40 sec. W, 47.80 feet.

THENCE continuing with the south line of the 510.086 acre tract and center of said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, 329.31 feet to a 60d nail set for the southwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the north line of said easement bears N 01 deg. 58 min. 01 sec. W, 30.70 feet.

THENCE N 01 deg. 58 min. 01 sec. W, 652.74 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE N 88 deg. 01 min. 59 sec. E, 321.82 feet to a 60d nail set in the center of the before mentioned 60 foot access easement for the northeast corner of this tract, from which a 5/8 inch iron rod set for Reference in the west line of said easement bears S 88 deg. 01 min. 59 sec. W, 30.00 feet.

THENCE with the center of said 60 foot access easement, S 01 deg. 58 min. 01 sec. E, 722.58 feet to the POINT OF BEGINNING, containing 5.080 acres of land.

By: *Stephan*
FILED
2013 NOV -8 PM 1:52
Stephan
VICTORIA COUNTY, TEXAS

Dale L. Olson
Dale L. Olson
Reg. Prof. Land Surveyor 1753
Order #: 116211-42

Michael D. Olson
Michael D. Olson
Reg. Prof. Land Surveyor 5386
Date Created: 12/09/11

2011 Dale L. Olson Surveying Co.

Notice of Trustee's Sale

FILE No. 8464
County Clerk, Victoria County, Texas

Date: November 8, 2013

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/23/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/23/2012, executed by Barton Pierce Young & Lucille Denise Young to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201212319 of the Official Public Records of Victoria County, Texas

Property: (Tract 43) 5.048 acres tract in the Indianola Railroad Company Survey No. 9, Abstract 190, Victoria County, Texas.

Date of Sale (first Tuesday of month): December 3, 2013

Time of Sale: 12:00 p.m. to 3:00 p.m., local time

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

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

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

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

Clay E. Morgan

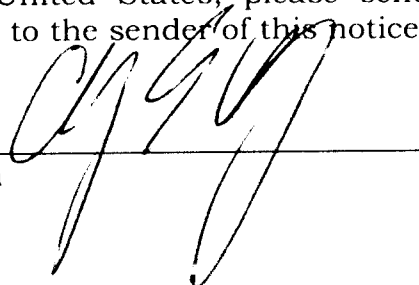


EXHIBIT "A"
DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 43, A 5.048 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.048 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5470.36 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod set in the north line of said easement bears N 01 deg. 58 min. 01 sec. W, 30.70 feet.

THENCE continuing with the south line of the 510.086 acre tract and center of said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, 366.52 feet to a 60d nail set for the southwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the north line of said easement bears N 01 deg. 58 min. 01 sec. W, 30.70 feet.

THENCE N 01 deg. 58 min. 01 sec. W, 575.00 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE N 88 deg. 01 min. 59 sec. E, 358.18 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

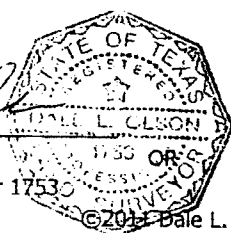
THENCE S 01 deg. 58 min. 01 sec. E, 652.74 feet to the POINT OF BEGINNING, containing 5.048 acres of land.

FILED
2013 NOV -8 PM 1:52
Victoria County, Texas

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Dale L. Olson

Dale L. Olson
Reg. Pro. Land Surveyor 17530



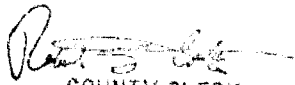
Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 116211-43

Date Created: 12/09/11

FILED
Belinda Searles, Clerk
2013 NOV -8 PM 12:56

FILE No. 8465
County Clerk, Victoria County, Texas
NOTICE OF FORECLOSURE SALE


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

EXHIBIT A

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/30/2007 and recorded in Document 200701826 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: 12/03/2013

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.

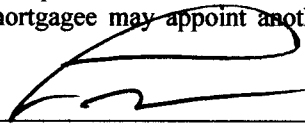
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

5. **Obligations Secured.** The Deed of Trust executed by PEGGY GIACCONE AND LOU GIACCONE, provides that it secures the payment of the indebtedness in the original principal amount of \$101,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4 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 BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4 obtained a Home Equity Foreclosure Order from the 377th District Court of Victoria County on 08/13/2013 under Cause No. 13-6-74880-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 OR W.L. LAREW
c/o AVT Title Services, LLC
PO Box 801529
Dallas, TX 75380-1529

12-006151-570
2160 BLACK BAYOU RD 2
BLOOMINGTON, TX 77951

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.

EXHIBIT 'A'

File No.: 4517297 (CLS)

Property: 2160 BLACK BAYOU, RD 2, BLOOMINGTON, TX 77951

Fieldnote Description of a 10.00 acre tract being in the southwesterly portion of subdivisions number Twelve (12), Fourteen (14), and Sixteen (16) in Block Number Twenty-Seven (27) of George W. Dunah's Resubdivision of Subdivision's number Twenty-Five (25), Twenty-Six (26), and Twenty Seven (27) of the H.C. Traylor ranch (60-29) and being in the Francisco Perez League, A-93 in Victoria County, Texas and being out of that certain 58.31 acre tract conveyed to Lou Giaccone and wife, Peggy Giaccone (200002347) and being more fully described by metes and bounds as follows: COMMENCING at a 1/2" steel rod found bent at the intersection of the center of Black Banyou Road Road No. 2 with the center of this description, thence, along the with cap set for the south corner of this description;

THENCE N35 26' 25" W, 995.29 feet to a 5/8" steel rebar set for the west corner of this description;

THENCE, along the northwest line of said Giaccone tract, N 55 00' 93", 437.70 feet to a 5/8" steel rebar set with 3/4" yellow and Black polypropylene barricades flagging, attached for the North corner of this description and which bears S55 00' 39"W, 678.28 feet from a 5/8" steel rod found at north corner of said Giaccone tract (D.C. = N55 E);

THENCE, crossing said Giaccone tract, S35 26' 24"E, 995.19 feet to a 60d nail with cap set for the east corner of this in the center of said Black Banyou Road No. 2;

THENCE, crossing said Giaccone tract, S35 26' 24" E, 995.19 feet to a 60d nail with cap set for the east corner of this in the center of said Black Bayou Road No. 2

THENCE, along the center of said Black Bayou Road No. 2, S55 00' W, 437.69 feet to the place of beginning; containing within these metes and bounds 10.00 acres are within Black Banyou road No. 2

A.P.N.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvar

2007 FEB 12 11:20 AM 200701826

CMCELROY \$63.00

VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER TWO (2), OF CIMARRON UNIT III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 50, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/30/2004 and recorded in Document 200500653 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: 12/03/2013

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.

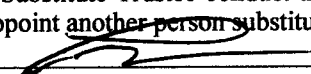
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

5. **Obligations Secured.** The Deed of Trust executed by MIKE RECIO, provides that it secures the payment of the indebtedness in the original principal amount of \$99,700.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST 2005-1, MORTGAGE BACKED NOTES 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AEGIS ASSET BACKED SECURITIES TRUST 2005-1, MORTGAGE BACKED NOTES obtained a Home Equity Foreclosure Order from the 377th District Court of Victoria County on 10/28/2013 under Cause No. 13-8-75168-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 OR W.L. LAREW
c/o AVT Title Services, LLC
PO Box 801529
Dallas, TX 75380-1529

10-003128-670
109 LAGUNA DRIVE
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.

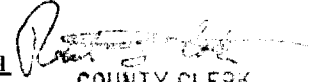
1506 NORTH DELMAR DRIVE
VICTORIA, TX 77901

FILE No. 8467
County Clerk, Victoria County, Texas

FILED
Belcher, Nov
20120010101854
2013 NOV -8 PM 12:58

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.


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: January 07, 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 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.

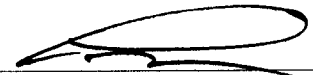
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CATHY LARA, securing the payment of the indebtednesses in the original principal amount of \$83,230.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions 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



NOS20120010101854

FILE No. 8448

HOME EQUITY POSTING WITH ORDER ATTACHED

FILED
Belinda S. Smith
2013 NOV -8 PM 12:59
20100187434664

170 ROCKY CREEK DRIVE
VICTORIA, TX 77905

NOTICE OF SUBSTITUTE TRUSTEE SALE
(See TEX. CONST. art. XVI, § 50a(6) Order attached)

[Signature]
COUNTY CLERK

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

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

Date: December 03, 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 24, 2007 and recorded in Document CLERK'S FILE NO. 200711766 real property records of VICTORIA County, Texas, with MARVIN E. HOELTER AND CHERYL HOELTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARVIN E. HOELTER AND CHERYL HOELTER, securing the payment of the indebtednesses in the original principal amount of \$135,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CHASE HOME FINANCE, 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:

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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

[Signature]
J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence,
SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com



NOS20100187434664

[REDACTED]

BEING 10.27 ACRES OF LAND SITUATED IN THE EBEN HABEN SURVEY, ABSTRACT 58, VICTORIA COUNTY, TEXAS, SAID 10.27 ACRES OF LAND BEING ALL OF THOSE THREE TRACT CONVEYED TO JAMES PIERCE AND WIFE, GRACE, CHRISTINE PIERCE BY THE FOLLOWING CONVEYANCE, A 1.50 ACRE AND A 2.00 ACRE TRACT BY DEED DATED JUNE 27, 1974, AND RECORDED IN VOLUME 850, PAGE 190 ET SEQ, AND THAT 6.77 ACRE TRACT OF LAND BY DEED DATED JUNE 11, 1973 AND RECORDED IN VOLUME 822, PAGE 663 ET SEQ, BOTH DEEDS OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 10.27 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 SOUTHWEST LINE OF THAT 14.35 ACRE TRACT OF LAND CONVEYED TO K.R. NICHOLS AND WIFE, ONNIE NICHOLS BY DEED RECORDED IN VOLUME 1320, PAGE 538 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD BEARS S 31 DEG. 27' 00" E, A DISTANCE OF 846.97 FEET FROM AN EXISTING CONCRETE MONUMENT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF REINECKE ROAD, SAID MONUMENT BEING THE MOST WESTERN CORNER OF THE SAID NICHOLS TRACT OF LAND, SAME BEING THE INTERSECTION OF THE NORTHEAST LINE OF A 60 FOOT WIDE ROADWAY EASEMENT (KNOWN AS ROCKY CREEK DRIVE) AND THE SAID SOUTH RIGHT-OF-WAY LINE OF REINECKE ROAD, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID PIERCE 2.00 ACRE TRACT OF LAND, SAME BEING THE MOST EASTERN CORNER OF THAT 6.65 ACRES OF LAND CONVEYED TO RONALD L. HENDERSON, ET UX BY DEED RECORDED IN VOLUME 1088, PAGE 685 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 31 DEG. 27' 00" E (BASE BEARING SHOWN IN PIERCE DEED), A DISTANCE OF 139.02 FEET ALONG THE SAID NORTHEAST LINE OF THE PIERCE 2.00 ACRE TRACT OF LAND TO AN EXISTING 5/8 INCH IRON ROD AT THE MOST NORTHERN COMMON CORNER OF THE SAID PIERCE 20.0 ACRE TRACT AND SAID PIERCE 6.77 ACRE TRACT, AND THENCE CONTINUING S 31 DEG 27' 00" E, A DISTANCE OF 577.19 FEET ALONG THE NORTHEAST LINE OF SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE NICHOLS 14.35 ACRE TRACT FOR A TOTAL DISTANCE OF 716.22 FEET TO AN EXISTING CONCRETE MONUMENT IN THE NORTHWEST LINE OF THAT 175.55 ACRE TRACT OF LAND CONVEYED TO DAVID A GISLER ET AL BY GIFT DEED RECORDED IN VOLUME 1473, PAGE 479 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID MONUMENT BEING THE MOST EASTERN CORNER OF THE SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE SAID NICHOLS 14.35 ACRE TRACT, SAID MONUMENT ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 58 DEG 34' 00" W, A DISTANCE OF 503.0 FEET ALONG THE SOUTHEAST LINE OF THE SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE SAID NORTHWEST LINE OF THE DAVID A GISLER ET AL TRACT OF LAND TO THE MOST WESTERN CORNER OF THE SAID DAVID A GISLER ET AL TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE PIERCE 6.77 ACRE TRACT AND THE MOST EASTERN CORNER OF THE SAID PIERCE 1.50 ACRE TRACT, SAME ALSO BEING A CORNER OF THE 15.72 ACRE TRACT OF LAND CONVEYED TO FRANK BOLDT BY DEED RECORDED IN VOLUME 901, PAGE 221 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND THENCE CONTINUING S 58 DEG 34' 00" W, A DISTANCE OF 111.98 FEET FOR A TOTAL DISTANCE OF 614.98 FEET TO AN EXISTING CORNER POST, SAID POST BEING THE MOST SOUTHERN CORNER OF THE SAID PIERCE 1.50 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THE SAID BOLDT TRACT OF LAND, SAID POST ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 31 DEG 27' 00" W, A DISTANCE OF 738.23 FEET ALONG THE SOUTHWEST LINES OF THE SAID PIERCE 1.5 ACRE AND THE SAID PIERCE 2.00 ACRE TRACTS, SAME BEING THE NORTHEAST LINE OF THE BOLDT TRACT OF LAND AND THE NORTHEAST LINE OF THAT 5.00 ACRE TRACT OF LAND CONVEYED TO DANIEL BLACKWELL, JR ET UX BY DEED RECORDED IN VOLUME 974, PAGE 654 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO AN EXISTING 5/8 INCH IRON ROD, SAID IRON ROD BEING THE MOST WESTERN CORNER OF THE SAID PIERCE 2.00 ACRE TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE HENDERSON TRACT, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 60 DEG 37' 00" E, A DISTANCE OF 615.38 FEET ALONG THE NORTHWEST LINE OF THE SAID PIERCE 2.00 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE SAID HENDERSON TRACT TO THE PLACE OF

BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 10.27 ACRES OF LAND.

ROADWAY EASEMENT

IN ADDITION TO THE ABOVE DESCRIBED 10.27 ACRE TRACT OF LAND THAT 60 FOOT WIDE ROADWAY EASEMENT TRACT II CONVEYED TO JAMES PIERCE AND WIFE, GRACE CHRISTINE PIERCE, GRANTING FREE INGRESS AND EGRESS TO SAID 6.77 ACRE TRACT OF LAND FROM REINECKE ROAD BY DEED RECORDED IN VOLUME 822, PAGE 663 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS IS HEREBY ALSO GRANTED.

FILED

13 OCT 15 PM 3:52

Cause Number 13-6-74929-A

In re: Order for Foreclosure
Concerning

IN THE DISTRICT COURT OF

Cathy Street
DISTRICT CLERK
VICTORIA COUNTY, TEXAS

170 ROCKY CREEK DRIVE,
VICTORIA, TX 77905
Under Tex. R. Civ. Proc. 736

VICTORIA COUNTY, TEXAS

24th JUDICIAL DISTRICT

DEFAULT HOME EQUITY FORECLOSURE ORDER

On this date the court considered JPMorgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC, or their successors or assigns (hereinafter "Petitioner"), Tex. R. Civ. P. 736 home equity foreclosure Application. The court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. After reviewing the Motion for Default Order, the pleadings, the affidavits and the arguments of counsel, the court finds:

1. The Respondent(s) and their last known address (Tex. Prop. Code § 51.0001(2))
are as follows:

MARVIN E. HOELTER
170 ROCKY CREEK DRIVE, VICTORIA, TX 77905

CHERYL HOELTER
170 ROCKY CREEK DRIVE, VICTORIA, TX 77905

2. The commonly known street address of the property encumbered by the lien sought to be foreclosed is 170 Rocky Creek Drive, Victoria, TX 77905 (the "Property"). The Property legal description is:

BEING 10.27 ACRES OF LAND SITUATED IN THE EBEN HABEN SURVEY, ABSTRACT 58, VICTORIA COUNTY, TEXAS, SAID 10.27 ACRES OF LAND BEING ALL OF THOSE THREE TRACT CONVEYED TO JAMES PIERCE AND WIFE, GRACE CHRISTINE PIERCE BY THE FOLLOWING CONVEYANCE, A 1.50 ACRE AND A 2.00 ACRE TRACT BY DEED DATED JUNE 27, 1974, AND RECORDED IN VOLUME 850, PAGE 190 ET SEQ, AND THAT 6.77 ACRE TRACT OF LAND BY DEED DATED JUNE 11, 1973 AND RECORDED IN VOLUME 822, PAGE 663 ET SEQ, BOTH DEEDS OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 10.27 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 SOUTHWEST LINE OF THAT 14.35 ACRE TRACT OF LAND CONVEYED TO K.R. NICHOLS AND WIFE, ONNIE NICHOLS BY DEED RECORDED IN VOLUME 1320, PAGE 538 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD BEARS S 31 DEG. 27' 00" E, A DISTANCE OF 846.97 FEET FROM AN EXISTING CONCRETE MONUMENT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF REINECKE ROAD, SAID MONUMENT BEING THE MOST WESTERN CORNER OF THE SAID NICHOLS TRACT OF LAND, SAME BEING THE INTERSECTION OF THE NORTHEAST LINE OF A 60 FOOT WIDE ROADWAY EASEMENT (KNOWN AS ROCKY CREEK DRIVE) AND THE SAID SOUTH RIGHT-OF-WAY LINE OF REINECKE ROAD, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID PIERCE 2.00 ACRE TRACT OF LAND, SAME BEING THE MOST EASTERN CORNER OF THAT 6.65 ACRES OF LAND CONVEYED TO RONALD L. HENDERSON, ET UX BY DEED RECORDED IN VOLUME 1088, PAGE 685 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 31 DEG. 27' 00" E (BASE BEARING SHOWN IN PIERCE DEED), A DISTANCE OF 139.02 FEET ALONG THE SAID NORTHEAST LINE OF THE PIERCE 2.00 ACRE TRACT OF LAND TO AN EXISTING 5/8 INCH IRON ROD AT THE MOST NORTHERN COMMON CORNER OF THE SAID PIERCE 20.0 ACRE TRACT AND SAID PIERCE 6.77 ACRE TRACT, AND THENCE CONTINUING S 31 DEG 27' 00" E, A DISTANCE OF 577.19 FEET ALONG THE NORTHEAST LINE OF SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE NICHOLS 14.35 ACRE TRACT FOR A TOTAL DISTANCE OF 716.22 FEET TO AN EXISTING CONCRETE MONUMENT IN THE NORTHWEST LINE OF THAT 175.55 ACRE TRACT OF LAND CONVEYED TO DAVID A GISLER ET AL BY GIFT DEED RECORDED IN VOLUME 1473, PAGE 479 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID MONUMENT BEING THE MOST EASTERN CORNER OF THE SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE SAID NICHOLS 14.35 ACRE TRACT, SAID MONUMENT ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 58 DEG 34' 00" W, A DISTANCE OF 503.0 FEET ALONG THE SOUTHEAST LINE OF THE SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE SAID NORTHWEST LINE OF THE DAVID A GISLER ET AL TRACT OF LAND TO THE MOST WESTERN CORNER OF THE SAID DAVID A GISLER ET AL TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE PIERCE 6.77 ACRE TRACT AND THE MOST EASTERN CORNER OF THE SAID PIERCE 1.50 ACRE TRACT, SAME ALSO BEING A CORNER OF THE 15.72 ACRE TRACT OF LAND CONVEYED TO FRANK BOLDT BY DEED RECORDED IN VOLUME 901, PAGE 221 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND THENCE CONTINUING S 58 DEG 34' 00" W, A DISTANCE OF 111.98 FEET FOR A TOTAL DISTANCE OF 614.98 FEET TO AN EXISTING CORNER POST, SAID POST BEING THE MOST SOUTHERN CORNER OF THE SAID PIERCE 1.50 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THE SAID BOLDT TRACT OF LAND, SAID POST ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN

DESCRIBED TRACT;

THENCE N 31 DEG 27' 00" W, A DISTANCE OF 738.23 FEET ALONG THE SOUTHWEST LINES OF THE SAID PIERCE 1.5 ACRE AND THE SAID PIERCE 2.00 ACRE TRACTS, SAME BEING THE NORTHEAST LINE OF THE BOLDT TRACT OF LAND AND THE NORTHEAST LINE OF THAT 5.00 ACRE TRACT OF LAND CONVEYED TO DANIEL BLACKWELL, JR ET UX BY DEED RECORDED IN VOLUME 974, PAGE 654 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO AN EXISTING 5/8 INCH IRON ROD, SAID IRON ROD BEING THE MOST WESTERN CORNER OF THE SAID PIERCE 2.00 ACRE TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE HENDERSON TRACT, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 60 DEG 37' 00" E, A DISTANCE OF 615.38 FEET ALONG THE NORTHWEST LINE OF THE SAID PIERCE 2.00 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE SAID HENDERSON TRACT TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 10.27 ACRES OF LAND.

ROADWAY EASEMENT

IN ADDITION TO THE ABOVE DESCRIBED 10.27 ACRE TRACT OF LAND THAT 60 FOOT WIDE ROADWAY EASEMENT TRACT II CONVEYED TO JAMES PIERCE AND WIFE, GRACE CHRISTINE PIERCE, GRANTING FREE INGRESS AND EGRESS TO SAID 6.77 ACRE TRACT OF LAND FROM REINECKE ROAD BY DEED RECORDED IN VOLUME 822, PAGE 663 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS IS HEREBY ALSO GRANTED.

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 mortgage servicer and assignee of the Deed of Trust. Marvin E. Hoelter (hereafter "Obligor" whether one or more) executed the promissory note dated August 24, 2007 in the original principal amount of \$135,200.00. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.
5. Cheryl Hoelter (hereafter "Mortgagor(s)"), are not makers or assumers of the underlying Debt. Mortgagor(s) and Obligors executed a security instrument ("Deed of Trust"), which is recorded in the Victoria County Real Property Records at CLERK'S FILE NO. 200711766.
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 April 22, 2013, there are at least 38 unpaid scheduled payments. The amount required to cure the default before May 16, 2013 is \$51,536.56. The amount required to pay off the loan in full before May 16, 2013 is \$182,788.57. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after May 16, 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.

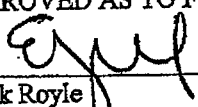
10. The court further finds that the Application complies with Tex. R. Civ. P. 735 and 736; that in accordance with Tex. R. Civ. P. 736.7(c) a copy of the required Return of Service has been on file with the Clerk of the Court for at least ten (10) days. Petitioner has established the basis for foreclosure; 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 15 day of October, 2013

15/ Jack H. Mann
JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:




Clark Royle
Texas Bar No. 24046763
Tom Misteli
Texas Bar No. 24058774
Anthony Scott Vincent
Texas Bar No. 24058241
Elizabeth McDonald *
Texas Bar No. 24062879
Paige E. Bryant
Texas Bar No. 24051920
15000 Surveyor Blvd., Suite 100
Addison, Texas 75001
972-386-5040 (Phone)
972-386-7673 (Fax)

ATTORNEYS FOR APPLICANT

FILE No. 8469
County Clerk, Victoria County, Texas

FILED
Belinda Smith Kemp
2013 NOV 12 AM 11:33

12-0043203
12-0060434-04
1106 E BRAZOS STREET, VICTORIA, TX 77901


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date: September 7, 2006
Grantor(s)/Mortgagor (s): DEBRA WINTON, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
Current Mortgagee: BANK OF AMERICA, N.A.
Recorded on: September 8, 2006
As Clerk's File No.: 200612013
Property County: Victoria
Re-Recorded
Mortgage Servicer: Bank of America, N.A.

Legal Description: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER ONE HUNDRED EIGHTEEN (118), OF NORTH HEIGHTS, 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 294 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: January 07, 2014
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 AS DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

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.

Bank of America, N.A. is acting as the Mortgage Servicer for BANK OF AMERICA, N.A., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Bank of America, N.A., as the Mortgage Servicer, is representing the Mortgagee, whose address is 400 National Way SIMI VALLEY, CA 93065.

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 property securing the debt.

Dated:



Oscar Caballero, Donna Caballero or RECONTRUST COMPANY, N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
7105 Corporate Drive, Mail Stop: TX2-973-03-19,
Plano, TX 75024-9818



FILE No. 8440
County Clerk, Victoria County, Texas

11-0113943
11-6-305603-03
208 BRAMBLE BUSH LANE, VICTORIA, TX 77904

FILED
B. J. Seaman, Clerk
2013 NOV 12 AM 11:35

B. J. Seaman
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date:
September 7, 2006

Grantor(s)/Mortgagor (s):
JOHN CHARLES SEAMAN AND CRYSTAL E.
SEAMAN

Original Mortgagee:
ARGENT MORTGAGE COMPANY, LLC

Current Mortgagee:
U.S. BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR THE CERTIFICATEHOLDERS
OF CITIGROUP MORTGAGE LOAN TRUST
INC. ASSET-BACKED PASS- THROUGH
CERTIFICATES SERIES 2007-AMC1

Recorded on: September 11, 2006
As Clerk's File No.: 200612110

Property County:
Victoria

Re-Recorded

Mortgage Servicer:
Bank of America, N.A.

Legal Description: BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER ONE (1), OF BRAMBLE BUSH, 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 358 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: December 03, 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 AS DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

ACTIVE MILITARY SERVICE NOTICE

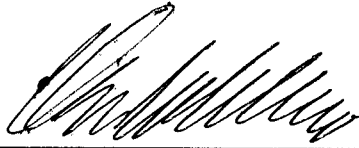
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

Bank of America, N.A. is acting as the Mortgage Servicer for U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS- THROUGH CERTIFICATES SERIES 2007-AMC1, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Bank of America, N.A., as the Mortgage Servicer, is representing the Mortgagee, whose address is 400 National Way SIMI VALLEY, CA 93065.

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 property securing the debt.



Dated:



Oscar Caballero, Donna Caballero or RECONTRUST COMPANY,
N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
7105 Corporate Drive, Mail Stop: TX2-973-03-19, Plano, TX
75024-9818

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE


COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 02/23/2007
Grantor(s): LORI ROBINSON, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EQUIFIRST CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$88,000.00
Recording Information: Instrument 200702339
Property County: Victoria
Property: LOT NO. TWO (2), IN BLOCK NO. ONE (1), OF NORTH BON AIRE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 40, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 2004 LOMA VISTA 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: The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust
Mortgage Servicer: AMS Servicing, LLC
Current Beneficiary: The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust
Mortgage Servicer Address: 3374 Walden Ave, Suite 120, Depew, NY 14043

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 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, 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, 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

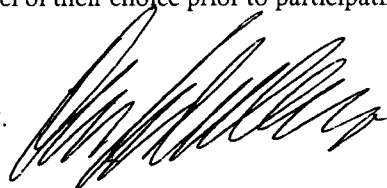
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, 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.



Jose A Garza Jr and Michelle L Garza
203 Chesapeake Avenue
Victoria, Texas 77904
Our file #0913-217F

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 written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 29, 2005, Jose A Garza Jr and Michelle L Garza executed a Deed of Trust conveying to Anthony Barone, 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 200511137 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.

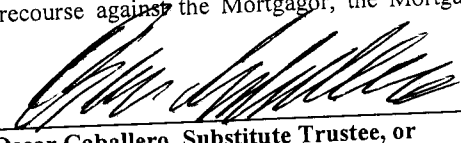
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 3, 2013, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place 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:

BEING LOT NUMBER FORTY-TWO (42), IN BLOCK NUMBER FIVE (5), OF MEADOWCREEK SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 152, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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 Soundview Home Loan Trust 2005-CTX1 and Asset-Backed Certificates, Series 2005-CTX1. 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

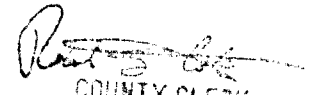
Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

FILED
Belinda Sene
2013 NOV 12 AM 11:44


COUNTY CLERK
VICTORIA COUNTY, TEXAS

12-0086792
12-0163520-01
2953 LEVI SLOAN ROAD, VICTORIA, TX 77904

FILED
Belue Sept, non
2013 NOV 12 AM 11:46


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date: March 17, 2008
Grantor(s)/Mortgagor (s): ROBERT L. OZUNA, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
Current Mortgagee: BANK OF AMERICA, N.A.
Recorded on: April 4, 2008
As Clerk's File No.: 200803814
Property County: Victoria
Re-Recorded on: January 12, 2009
As Clerk's File No.: 200900338
Mortgage Servicer: Bank of America, N.A.

Legal Description: BEING A 3.49 ACRE PORTION OF THE S.A. & M.G. RAILROAD COMPANY SECTION NO. 2, ABSTRACT 313, IN VICTORIA COUNTY, TEXAS, AND BEING A TRACT OF LAND OUT OF THE MIDSECTION OF THAT 50 ACRE TRACT ACQUIRED BY W.E. SMITH FROM W.R. SMITH ET UX BY DEED DATED NOVEMBER 17, 1941, AND RECORDED IN VOL. 218, PAGE 175 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS, AND THIS 3.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT ""A"" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TOGETHER WITH THE MANUFACTURED HOME DESCRIBED AS FOLLOWS:

MAKE: FLEETWOOD HOMES
MODEL: 0723H
YEAR: 2008
SERIAL NUMBER(S): TXFL884A23585HS11/B
WIDTH & LENGTH 30X72

Date of Sale: December 03, 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 AS DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

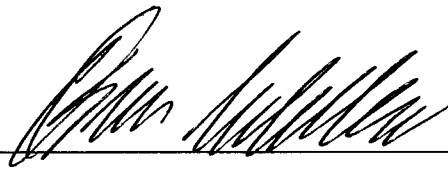
ACTIVE MILITARY SERVICE NOTICE

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.

Bank of America, N.A. is acting as the Mortgage Servicer for BANK OF AMERICA, N.A., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Bank of America, N.A., as the Mortgage Servicer, is representing the Mortgagee, whose address is 400 National Way SIMI VALLEY, CA 93065.

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 property securing the debt.

Dated: 11/11/2013



Oscar Caballero or Donna Caballero or RECONTRUST
COMPANY, N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
7105 Corporate Drive, Mail Stop: TX2-973-03-19,
Plano, TX 75024-9818

BEING a 3.49 acre portion of the S. A. & M. G. Railroad Company Section No. 2, Abstract 313, Victoria County, Texas, and being a tract of land out of the midsection of that 50 acre tract acquired by W. E. Smith from W. R. Smith et ux by deed dated November 17, 1941, and recorded in Vol. 218, Page 175 of the Deed Records, Victoria County, Texas, and this 3.49 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel stake for the west corner of this 3.49 acre tract which is S 45 deg. 00' E a distance of 266.66 feet from the west corner of the above mentioned 50 acre tract;

THENCE N 43 deg. 50' E a distance of 653.47 feet with the northwest line of this 3.49 acre tract to a 5/8 inch steel stake set in the northeast boundary line of the above mentioned 50 acre tract (also the southwest boundary line of Northside Road) for the north corner of this 3.49 acre tract;

THENCE S 45 deg. 00' E a distance of 234.93 feet with the northeast boundary fence line of said 50 acre tract (also the southwest boundary line of Northside Road) to a 5/8 inch steel stake for the east corner of this 3.49 acre tract;

THENCE S 44 deg. 12' W a distance of 653.47 feet to a 5/8 inch steel stake in the southwest boundary fence line of said 50 acre tract for the south corner of this 3.49 acre tract;

THENCE N 45 deg. 00' W a distance of 230.66 feet with the southwest boundary fence line of said 50 acre tract to the place of beginning 3.49 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvar

2008 APR 04 03:47 PM 200803814

SD \$75.00

VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

THIS DOCUMENT WAS FILED BY
& RETURNED TO

CROSSROADS ABSTRACT & TITLE CO

EXHIBIT "A"

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON TUESDAY, DECEMBER 3, 2013

NOTICE OF FORECLOSURE SALE

WHEREAS, on or about August 25, 2010, an Affidavit Certifying Transfer of Tax Lien, or other Transfer of Lien document (regardless of actual title, herein called the "Transfer Affidavit") was recorded by the applicable Tax Assessor-Collector (the "Tax Assessor"), Deputy or Agent, recorded in/under Document No. 201008031, of the Real Property Records of, Victoria County, TX, transferring the tax lien referred to therein to Tax Rescue II, LLC (the "Lienholder") for the ad valorem property taxes assessed against the following real property (the "Property"):

Property means All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Victoria County, Texas, being more particularly described as Lot Number One (1), Block Number One (1) of Mayfair Subdivision, Section I, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Vol. 3, Pg. 18 of the Plat Records of Victoria County, Texas, to which reference is here for descriptive purposes, also known as 3607 E. Rio Grande St., Victoria, Texas 77901 (more particularly described in loan documents).

WHEREAS, on or about July 27, 2010, Ramon P. Lancon and Elvira Salinas ("Owners", whether one or more) executed a tax lien promissory note (the "Note") in the original principal amount of \$7,705.25, payable to the order of the Lienholder, evidencing the obligations of the Owners to re-pay the Lienholder for advancing funds to pay the ad valorem taxes owed on the Property to the Tax Assessor. The Note provides for a schedule of repayment with which the Owners agreed to comply.

WHEREAS, of even date with the said Note, in order to secure the re-payment of the Note, Owners executed, together with the Lienholder, a Contract for Foreclosure of Tax Lien or Deed of Trust-Tax Lien (the "Tax Lien Contract/Deed of Trust"), recorded in/under clerk's file No. 201008030, Real Property Records of Victoria County, TX, wherein the Owners, among other provisions, (i) consented to the Lienholder paying the ad valorem taxes on the Property, (ii) granted to the Lienholder a lien against the Property, which, which lien was subrogated to the lien priority and foreclosure rights against the Property granted by law to the Tax Assessor, (iii) granted to the Lienholder a power of sale, which allows the Lienholder to non-judicially foreclose on the Property for non-payment of the Note, and (iv) consented to foreclosure of the said lien by the Lienholder within one (1) year after the recording of the lien as provided in Sec.32.06(i) of the Texas Property Tax Code; and

WHEREAS, Tax Rescue II, LLC, is representing the Lienholder under a servicing agreement with the Lienholder. The Lienholder is the Mortgagee. The name and address of the mortgage servicer are: Tax Rescue II, LLC, P.O. Box 741109, Houston, Texas 77274-1109; and.

WHEREAS, default has occurred in the payment of said debt and the same is now due, and the Lienholder as the legal owner and the holder thereof, has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Tax Lien Contract/Deed of Trust and to sell said property pursuant to the terms of said Tax Lien Contract/Deed of Trust, and,

WHEREAS, the undersigned (the "Trustee") was appointed either in the Tax Lien Contract/Deed of Trust or subsequently as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of Trust to sell the Property, and Whereas the Trustee filed and furnished to Grantor, all persons obligated on the Note, and all Guarantors, if any, and the mortgage lien holder, if any, copies of this Notice of Foreclosure Sale in accordance with Sec. 32.06 and Sec. 32.065 of the Texas Property Tax Code, Sec. 51.002 of the Texas Property Code and the Tax Lien Contract/Deed of Trust:

THEREFORE, NOTICE is given that the undersigned or such other person appointed as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of Trust will sell the Property on TUESDAY, DECEMBER 3, 2013 that being the first Tuesday in said month, beginning 11:00 AM or within three (3) hours thereafter, at the Victoria County Courthouse at the place designated by the Commissioner's Court of Victoria County, Texas, at Public Sale to the highest bidder for cash.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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 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
Stephanie
2013 NOV 12 PM 12:22

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Trustee or Substitute Trustee:

Jo Woolsey or J.R. Steen or Vicki Hammonds or W.L. Larew or R. Gary Laws or Jose Martinez
6101 Southwest Fwy., Suite 400, Houston, Texas 77057
09/10/13

After Recording Return To:
Tax Rescue II, LLC
P. O. Box 741109
HOUSTON, TEXAS 77274-1109

A-M/Huff-Frazier 17611

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 8, 2013

NOTE:

DATE: October 5, 2007
AMOUNT: \$21,900.00
MAKER: Marshall Frazier III
PAYEE: Ace Land Inc.

FILED BY
[Signature]
2013 NOV 12 PM 12:21
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST:

DATE: October 5, 2007
GRANTOR: Marshall Frazier III
BENEFICIARY: Ace Land Inc.
COUNTY WHERE PROPERTY IS LOCATED: Victoria
TRUSTEE: Ted G. Seel
RECORDING INFORMATION: Document No. 200712975, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Lot 4, Block 2, Quail Creek North Subdivision, Phase II, according to the map and plat of record in the Official Records of Victoria County, Texas.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

BORROWER/DEBTOR NOW: Marshall Frazier III and Arthur F. Huff

SUBSTITUTE TRUSTEE: Jo Woolsey or J. R. Steen or Vicki Hammonds or W. L. Larew or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

December 3, 2013, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Area in front of the east door of the Victoria County Courthouse, located at 115 N. Bridge Street, Victoria, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

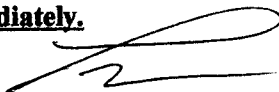
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Jo Woolsey or J. R. Steen or Vicki Hammonds
or W. L. Larew or David Garvin, Substitute Trustee

NOTICE OF FORECLOSURE SALE

FILE No. 8474
County Clerk, Victoria County, Texas

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 Lot Four (4) and the South ½ of Lot Three (3), in Block Number One (1), of the Hall's Addition to the City of Victoria, 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 December 6, 2007 and recorded in Instrument No. 200715292 of the Official Records of Victoria County, Texas.

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

Date: December 3, 2013

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

Place: Victoria County Courthouse in Victoria, Texas, at the following location: 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 successor trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

Those desiring to purchase the property will need to demonstrate their ability to pay their

bid immediately in cash if their bid is accepted.

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

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by DAVID WILLIAM BURKS.

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note executed by DAVID WILLIAM BURKS, and payable to the order of WENDALL WHEELER WILSON; (b) all renewals and extensions of the note; and (c) any and all other indebtedness of DAVID WILLIAM BURKS to WENDALL WHEELER WILSON provided for under the deed of trust. WENDALL WHEELER WILSON 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, Wendall Wheeler Wilson at P. O. Box 412, Victoria, Texas 77902.

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

Dated: November 12, 2013.



Adam T. Uszynski, Successor Trustee
111 S. Main Street
Victoria, Texas 77901
Telephone (361) 573-4344
Telecopier (361) 573-1040

FILED By: *[Signature]*
2013 NOV 12 PM 3:46 *(Report)*

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS