

FILED

2013 SEP 18 AM 10:36

Notice of Trustee's Sale

Date: September 16, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated April 15, 2011, from Maker, Mr. Jose Leal to Payee, BP-Residential, L.L.C., in the original principal amount of \$19,000.00

Deed of Trust

Date: April 15, 2011

Recording Information: Filed on April 26, 2011, and recorded under document number 201104010 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jose Leal

Trustee: Stephen A. Beal

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

Property: Being a tract of land 50.0 feet by 65.0 feet of Lot No. 3, in Block No. 63 of the City of Victoria, Victoria County, Texas, and being more particularly described in "A" attached hereto and incorporated herein by reference for all 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 equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the

Don Nyak
COUNTY CLERK
VICTORIA COUNTY, TEXAS
by *Don Nyak*
Deputy

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

EXHIBIT A

Being a tract of land 50 0 feet by 65 0 feet of Lot No Three (3), in Block No Sixty-Three (63) of the City of Victoria, Victoria County, Texas, according to the established map and plat of said City of Victoria, to which map and plat reference is here now made for all purposes. Said tract or parcel of land herein conveyed being more particularly described by metes and bounds as follows, to-wit

BEGINNING at a point in the Northern boundary line of Murray Street, which point of beginning is 88 9 feet in a Westerly direction with the said Northern boundary line of Murray Street from a point marking the intersection of the Western boundary line of Vine Street and the said Northern boundary line of Murray Street;

THENCE in a Westerly direction with the said Northern boundary line of Murray Street, a distance of 50 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in a Northerly direction and parallel with the said Western boundary line of Vine Street, a distance of 65 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in an Easterly direction and parallel with the said Northern boundary line of Murray Street, a distance of 50 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in a Southerly direction and parallel to the said Western boundary line of Vine Street, a distance of 65 0 feet to the POINT OF BEGINNING, and being a tract of land 50 0 feet by 65 0 feet fronting 50 0 feet on Murray Street and running back between parallel lines, a distance of 65 0 feet

FILE No. 8431
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

Date: September 18, 2013

Trustee: Stephen A. Beal

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

2013 SEP 18 AM 10:41
by Don Hyak - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Obligation: Real Estate Lien Note dated March 5, 2013, from Maker, Mr. David Guerrero to Payee, BP-Residential, L.L.C., in the original principal amount of \$111,000.00

Deed of Trust

Date: March 5, 2013

Recording Information: Filed on March 13, 2013, and recorded under document number 201303081 Official Public Records of VICTORIA County, Texas

Grantor: Mr. David Guerrero

Trustee: Stephen A. Beal

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

Property: BEING a two (2) acre tract of land, more or less, out of Farm Lot No. One (1), Block No. Three (3), Range No Four (4), EAST BELOW TOWN in the Original Four League Grant to the Town Of Victoria, Victoria County, Texas.

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 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. 8432
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2013 SEP 18 AM 10:40

Date: September 18, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated July 1, 2009, from Maker, Tammy Brown and Lenard Brown to Payee, BP-Residential, L.L.C., in the original principal amount of \$46,700.00

Deed of Trust

Date: July 1, 2009

Recording Information: Filed on July 27, 2009, and recorded under document number 200908097 Official Public Records of VICTORIA County, Texas

Grantor: Tammy Brown and Lenard Brown

Trustee: Stephen A. Beal

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

Property: BEING a 0.225 of an acre of land, more or less, being situated in Farm Lot No. One (1), in Block No. Two (2), Range Seven (7), East Above Town in the Original Four League Grant, to the Town of Victoria, Victoria County, Texas, more particularly described by metes and bounds on Exhibit "A", attached hereto and made a part hereof, a/k/a 1202 Julius, Victoria, Texas

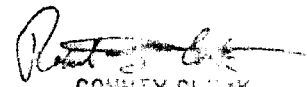
Date of Sale (first Tuesday of month): November 5, 2013

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.


COUNTY CLERK
VICTORIA COUNTY, TEXAS
by Don Nyak Deputy

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.

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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

EXHIBIT A

0.225 of an acre of land, more or less, being situated in Farm Lot No. One (1), Block Two (2), Range Seven (7), East above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being a portion of that 3.35 acre tract of land conveyed to C. R. Callis by deed from Sim Mike, et ux dated June 27, 1955 and duly recorded in Volume 402, page 15, of the Deed Records of Victoria County, Texas; the same being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake in the East line of said Callis 3.35 acre tract of land, the same being North 06° 17' West a distance of 597.0 feet from an iron stake at the Southeast corner of said Callis 3.35 acre tract of land being the Southeast corner of said Callis 3.35 acre tract being North 85° 01' East a distance of 498.4 feet from the Southwest corner of said Farm Lot No. 1;

THENCE South 85° 01' West a distance of 90.0 feet parallel to the East line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE North 06° 17' West a distance of 90.0 feet parallel to the East line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE North 85° 01' East a distance of 109.0 feet parallel to the South line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE South 06° 17' East a distance of 90.0 feet along the East line of said Callis 3.35 acre tract of land to the PLACE OF BEGINNING, containing 0.225 acres of land, more or less. Known as Lots 28 and 29.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvor

2009 JUL 27 01:49 PM 200908097

PAVLICEK \$23.00

VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

2013 SEP 23 AM 8:20

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

Date: November 05, 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.

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: *[Signature]*
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 December 01, 2003 and recorded in Document CLERK'S FILE NO. 200317836 real property records of VICTORIA County, Texas, with LARRY HAVENS AND LINDA HAVENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY HAVENS AND LINDA HAVENS, securing the payment of the indebtednesses in the original principal amount of \$41,260.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

[Signature]

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



NOS20090031409123

EXHIBIT "A"

BEING A 0.80 ACRE TRACT OF LAND IN THE RAFAEL MANCHOLA GRANT, ABSTRACT 87 IN VICTORIA COUNTY, TEXAS, SAID 0.80 ACRE TRACT OF LAND BEING ALL OF THAT 0.40 ACRE TRACT OF LAND (TRACT I) CONVEYED TO THOMAS B. LOLLEY ET UX MILDRED LOLLEY BY DEED DATED FEBRUARY 23, 1960 AND RECORDED IN VOLUME 521 PAGE 432 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND ALSO ALL OF THAT 0.40 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THOMAS B. LOLLEY ET UX, LAURA M. LOLLEY BY DEED DATED JANUARY 7, 1963 (NOT RECORDED) SAID 0.80 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING METAL PIPE IN THE SOUTHWEST LINE OF STANGE LANE, SAID PIPE BEING THE MOST EASTERN CORNER OF LOLLEY TRACT II, SAID PIPE AND PLACE OF BEGINNING ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 45 DEGREES 02' 00" W., A DISTANCE OF 208.70 FEET ALONG THE SOUTHEAST LINE OF THE LOLLEY TRACT I TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF THE LOLLEY TRACT I, SAID IRON ROD ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEGREES 00' 00" W., A DISTANCE OF 168.20 FEET ALONG THE SOUTHWEST LINE OF THE LOLLEY TRACT I AND TRACT II TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE MOST WESTERN CORNER OF THE LOLLEY TRACT II, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEGREES 02' 00" E., A DISTANCE OF 208.7 ALONG THE NORTHWEST LINE OF THE LOLLEY TRACT II TO AN EXISTING IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY OF STANGE LANE, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID LOLLEY TRACT II, SAID IRON ROD ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 45 DEGREES 00' 00" E., (BASE BEARING SHOWN IN LOLLEY DEED) A DISTANCE OF 168.2 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF STANGE LANE, SAME BEING THE NORTHEAST LINES OF THE LOLLEY TRACT II AND TRACT I TO THE PLACE OF BEGINNING. CONTAINING WITHIN THESE METES AND BOUNDS 0.80 ACRE OF LAND.



NOS20090031409123

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

2013 SEP 23 AM 8:24

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

Date: November 05, 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.

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: Jenny L. Larew
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 11, 2010 and recorded in Document CLERK'S FILE NO. 201005855; AS AFFECTED BY 201008158 real property records of VICTORIA County, Texas, with JESSIE L SANDOVAL JR., grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESSIE L SANDOVAL JR., securing the payment of the indebtednesses in the original principal amount of \$160,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS 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:

LOT SIXTEEN (16), BLOCK FOURTEEN (14), OF TANGLEWOOD SUBDIVISION, SECTION VII, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 5, PAGE 43 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

[Signature]

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



NOS20130018800714

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

2013 SEP 23 AM 8:26

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: *[Signature]*
Deputy

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

Date: November 05, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 17, 2008 and recorded in Document CLERK'S FILE NO. 200804418 real property records of VICTORIA County, Texas, with HENRY A. SANCHEZ AND CHRISTINA A, GONZALES AND FRANK MONTANO, JR, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HENRY A. SANCHEZ AND CHRISTINA A, GONZALES AND FRANK MONTANO, JR, securing the payment of the indebtednesses in the original principal amount of \$109,011.00, 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 TWENTY-FIVE (25), IN BLOCK NUMBER SEVENTEEN (17) OF FLEETWOOD SUBDIVISION SECTION IV, PHASE III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 332 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

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

[Signature]

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



NOS20130169805304

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

2013 OCT -1 AM 11:51

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.

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: *[Signature]*
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 December 08, 2009 and recorded in Document CLERK'S FILE NO. 200913493 real property records of VICTORIA County, Texas, with STEVEN PEREZ AND TRINIDAD G. PEREZ, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVEN PEREZ AND TRINIDAD G. PEREZ, securing the payment of the indebtednesses in the original principal amount of \$95,740.00, 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 THIRTEEN (13), IN BLOCK NUMBER SIX (6), TANGLEWOOD SUBDIVISION, SECTION V, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 51, 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

[Signature]

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

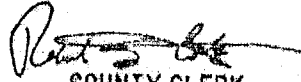
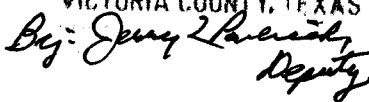


FILED

2013 OCT -1 PM 1:00

FILE No. 8437
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE


COUNTY CLERK
VICTORIA COUNTY, TEXAS
By:  Deputy

VICTORIA County Deed of Trust:

Dated: March 13, 2012

Amount: \$68,400.00

Grantor(s): ANGELA M RIOS

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Mortgagee Address: TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX 77566-4012

Recording Information: Document No. 201202936

Legal Description: BEING LOT NUMBER TWELVE(12), IN BLOCK NUMBER SEVEN (7), OF AVALON PLACE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 19 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: November 5, 2013 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

OSCAR CABALLERO ORDONNA CABALLERO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


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

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

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

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

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2013-000957


OSCAR CABALLERO ORDONNA CABALLERO
c/o Foreclosure Network of Texas
10406 Rockley Road
Houston, Texas 77099

NOTICE OF TRUSTEE'S SALE

The State of Texas §
 §
County of Victoria §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 20, 2012, Silver Coastal Development, LLC, conveyed to Jared Mayfield, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 9, Block 4, Mayfair Subdivision Section 1 of the City of Victoria, Victoria County, TX (3501 Meadowlane, Victoria, TX 77901)

(herein the "Property") to secure that one certain Program Agreement and Promissory Note therein described in the original principal amount of \$6,200.00, (and requiring additional specific program requirements that have not been met) executed by Silver Coastal Development, LLC, and made payable to the order of City of Victoria (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201208079 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

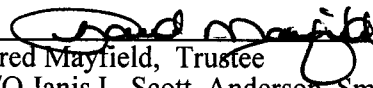
WHEREAS, default has occurred under the terms of the Program Agreement and Promissory Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due, the actions required have not been met, and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 5, 2013 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, (being the east steps of the Victoria Courthouse annex which is located at 115 N. Bridge Street, Victoria, TX,) to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

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

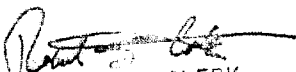
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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

WITNESS my hand this the 1 day of OCTOBER, 2013.


Jared Mayfield, Trustee
C/O Janis L. Scott, Anderson, Smith, Null & Stofer, 101
W. Goodwin, Ste. 700, Victoria, TX 77901

Zip code of Property: 77901

FILED
by Ronnie Orsac Deputy
2013 OCT -2 AM 11:43


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8439
County Clerk, Victoria County, Texas

FILED
Ly Ronnie Orsak, Deputy
2013 OCT -2 AM 11:47

NOTICE OF TRUSTEE'S SALE

The State of Texas §
 §
County of Victoria §

KNOW ALL MEN BY THESE PRESENTS:

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

WHEREAS, by Deed of Trust dated July 20, 2012, Silver Coastal Development, LLC, conveyed to Jared Mayfield, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 2, Block 11, Will Rogers Resub. No. 1 of the City of Victoria, Victoria County, TX
(1010 Park Avenue, Victoria 77901)

(herein the "Property") to secure that one certain Program Agreement and Promissory Note therein described in the original principal amount of \$4,000.00, (and requiring additional specific program requirements that have not been met) executed by Silver Coastal Development, LLC, and made payable to the order of City of Victoria (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201208081 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Program Agreement and Promissory Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due, the actions required have not been met, and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 5, 2013 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, (being the east steps of the Victoria Courthouse annex which is located at 115 N. Bridge Street, Victoria, TX,) to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

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

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

WITNESS my hand this the 1 day of OCTOBER, 2013.

[Signature]
Jared Mayfield, Trustee
C/O Janis L. Scott, Anderson, Smith, Null & Stofer, 101
W. Goodwin, Ste. 700, Victoria, TX 77901

Zip code of Property: 77901

FILE No. 8440
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, November 5, 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 2nd day of October, 2013.


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

FILED

2013 OCT -8 AM 10:45


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MICHAEL KENNETH BATEMAN of Victoria County, Texas, dated October 14, 2011, and duly recorded as Instrument No. 201110408 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, November 5, 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 Seven (7), in Block Number One (1) of TERRA VISTA SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according the established map and plat of said addition of record in Volume 9, Page 021 A & B, 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 8th day of October, 2013.


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

cathy\newfirst national bank\bateman, michael\notice of sale

FILED

2013 OCT -8 AM 10:49


COUNTY CLERK
VICTORIA COUNTY, TEXAS

by Don Hyak - Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JAMES MARSHALL DUCKWORTH and wife, ELIZABETH DUCKWORTH of Victoria County, Texas, dated April 22, 1994, and duly recorded in Volume 114, Page 12, 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, November 5, 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 3, in Block Number 14, of the Resubdivision of the North Part of Hillcrest Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 1, Page 10, 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

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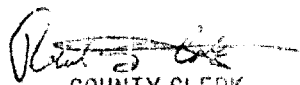
Executed this 8th day of October, 2013.



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


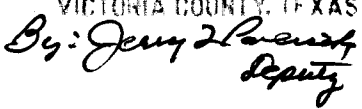
FILED

2013 OCT 11 AM 9:17


COUNTY CLERK
VICTORIA COUNTY, TEXAS

by Don Ryak - Deputy

NOTICE OF FORECLOSURE SALE


COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: 
Deputy

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: 11/05/2013

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

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

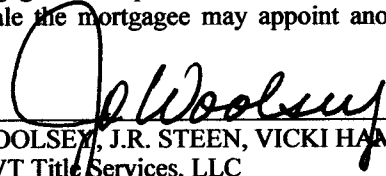
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. **Obligations Secured.** The Deed of Trust executed by 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 [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

2013 OCT 11 PM 12:52
By Jerry J. Hammon Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: November 05, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 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.

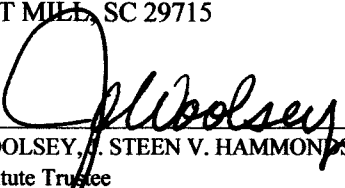
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CATHY LARA, securing the payment of the indebtednesses in the original principal amount of \$83,230.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions 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. HAMMOND, S, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

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

Date: November 05, 2013

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

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

2013 OCT 11 PM 12:58
By *[Signature]*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 20, 2006 and recorded in Document CLERK'S FILE NO. 200601017; AS AFFECTED BY CLERK'S FILE NO. 201201408 real property records of VICTORIA County, Texas, with ELIZABETH PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELIZABETH PEREZ, securing the payment of the indebtednesses in the original principal amount of \$80,239.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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:

LOT TWENTY NINE (29), BLOCK ONE (1), SUNNYSIDE SUBDIVISION, SECTION 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 01, PAGE 73, 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301

[Signature]

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



NOS20120090100500

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

2013 OCT 11 PM 12:55
By: *[Signature]*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: November 05, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 17, 2009 and recorded in Document CLERK'S FILE NO. 200913758; AS AFFECTED BY CLERK'S FILE NO. 201201548 real property records of VICTORIA County, Texas, with JOE A VALDEZ AND REBECCA VALDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE A VALDEZ AND REBECCA VALDEZ, securing the payment of the indebtednesses in the original principal amount of \$137,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER FOUR (4), OF TANGLEWOOD, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 21, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

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

[Signature]

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



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

2013 OCT 11 PM 12:57
By: *[Signature]*, Deputy
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: November 05, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 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

[Signature]

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



EXHIBIT "A"

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. UTILITY EASEMENT

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.



NOS20130169804898

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED

2013 OCT 11 PM 12:58
By *[Signature]*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 April 17, 2008 and recorded in Document CLERK'S FILE NO. 200804418 real property records of VICTORIA County, Texas, with HENRY A. SANCHEZ AND CHRISTINA A, GONZALES AND FRANK MONTANO, JR, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HENRY A. SANCHEZ AND CHRISTINA A, GONZALES AND FRANK MONTANO, JR, securing the payment of the indebtednesses in the original principal amount of \$109,011.00, 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 TWENTY-FIVE (25), IN BLOCK NUMBER SEVENTEEN (17) OF FLEETWOOD SUBDIVISION SECTION IV, PHASE III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 332 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

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

[Signature]

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



NOS20130169805304

FILE No. 8449
County Clerk, Victoria County, Texas

FILED

2013 OCT 15 AM 11:40

By Don Nyak Deputy

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: October 15, 2013

Trustee: Sylvester Ramos
506 Ash, Apt A
Victoria, TX 77901

Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Deed of Trust

Date: November 19, 2010

Grantor: Ramon Sanchez and Sylvia Pena Sanchez
1808 E. Polk
Victoria, TX 77901

Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Recording information: County Clerk No.201011958, Victoria County,
Texas

Property:
1808 E. Polk: Being Lot Number Twelve (12), in Block
Number Five (5) of J. R. Trice SUBDIVISION, an addition to
the City of Victoria, Victoria County, Texas

County: Victoria County, Texas

Date of Sale: November 5, 2013

Time of Sale: 12:30 PM

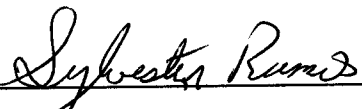
Place of Sale: Area in front of the east door of the Victoria County Courthouse building located at 115 North Bridge Street, Victoria, Texas.

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

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

NOTICE

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



Sylvester Ramos,
Substitute Trustee

3
FILED
Sylvia Johnson
2013 OCT 15 PM 1:16
Victoria County, Texas
County Clerk

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/02/2008
Grantor(s): LACORA HAYS, TYLER HAYS, LACORA LOZANO, LACORA LOZANO HAYS
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$93,481.00
Recording Information: Instrument 200813943
Property County: Victoria
Property:

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER TWO (2), OF TEMPLE HEIGHTS SUBDIVISION SECTION 1, 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 15 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Reported Address: 2303 EAST MIMOSA AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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.



WARRANTY DEED DATED NOVEMBER 27, 1991, EXECUTED BY PAUL A. FINLEY, ET AX., TO TOMMY D. SCHELLENBERG, ET UX., RECORDED IN VOLUME 694, PAGE 12, OF THE OFFICIAL RECORDS OF GONZALES COUNTY, AND AT THE SOUTHWEST CORNER OF SAID DUBOSE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT OR PARCEL OF LAND HEREBY INTENDED TO BE DESCRIBED;

THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS WEST 140.00 FEET AND CUTTING ACROSS SAID LOT NOS. 27, 26, 25, 24, 23, 22 AND 21, WITH THE EAST LINE OF SAID SCHELLENBERG TRACT, AND THE WEST LINE OF SAID DUBOSE TRACT TO A 3/4 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SCHELLENBERG TRACT AND THE SOUTH LINE OF SAID ST. VINCENT STREET, AND THE NORTH LINE OF SAID LOT NO. 21, AND AT THE NORTHWEST CORNER OF SAID DUBOSE LOT, FOR THE NORTHWEST CORNER OF THIS LOT OR PARCEL OF LAND HEREBY INTENDED TO BE DESCRIBED;

THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS EAST 130.00 FEET WITH THE SOUTH LINE OF SAID ST. VINCENT STREET, AND THE NORTH LINE OF SAID LOT NO. 21, AND THE NORTH LINE OF SAID DUBOSE TRACT TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDS 0.418 OF AN ACRE OF LAND, MORE OR LESS.

FIELD NOTES DESCRIBING 924 SQUARE FEET OF LAND SITUATED IN LOTS 21, 22, 23, 24, 25, 26 AND 27, BLOCK ONE, RIVERCREST PLACE AN ADDITION TO THE TOWN OF GONZALES, RECORDED IN VOLUME 128, PAGE 519, DEED RECORDS, SLIDE 6-A, MAP AND PLAT CABINET, GONZALES COUNTY, TEXAS, BEING THE WEST 6.60 FEET OF A LOT CONVEYED BY JOHN M. MOHRMANN, JR. TO WARREN LEE DUBOSE, III, VOLUME 399, PAGE 117, DEED RECORDS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND MARKING THE SOUTH CORNER OF THE TRACT CONVEYED TO WARREN DUBOSE III, VOLUME 399, PAGE 117, DEED RECORDS, THE EAST CORNER OF THE TRACT DESCRIBED IN VOLUME 448, PAGE 550, DEED RECORDS, THE SOUTH CORNER OF LOT 27 BEARS SOUTH 70 DEGREES 00 MINUTES 00 SECONDS WEST 10.00 FEET;

THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS WEST 140.00 FEET TO AN IRON PIN FOUND MARKING THE NORTH CORNER OF THE TRACT DESCRIBED IN VOLUME 448, PAGE 550, DEED RECORDS, THE WEST CORNER OF THE TRACT DESCRIBED IN VOLUME 399, PAGE 117, DEED RECORDS AND SITUATED IN THE SOUTHEAST R.O.W. OF ST. VINCENT STREET;

THENCE WITH THE SOUTHEAST R.O.W. OF ST. VINCENT STREET NORTH 70 DEGREES 00 MINUTES 00 SECONDS EAST 6.60 FEET TO AN IRON PIN FOUND MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS EAST 140.00 FEET ACROSS THE TRACT DESCRIBED IN VOLUME 399, PAGE 117, DEED RECORDS TO AN IRON PIN FOUND MARKING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT AND SITUATED IN THE SOUTHEAST LINE OF LOT 27;

THENCE WITH THE SOUTHEAST LINE OF LOT 27, THE SOUTHEAST LINE OF THE TRACT DESCRIBED IN VOLUME 399, PAGE 117, DEED RECORDS SOUTH 70 DEGREES 00 MINUTES 00 SECONDS WEST 6.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 924 SQUARE FEET OF LAND. THE ORIENTATION OF THE BEARINGS IS BASED ON THE RECORDED PLAT OF RIVERCREST PLACE.

Return to:Buckley Madole, P.C. , 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

FILED
2013 OCT 15 PM 1:15
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/03/2012
Grantor(s): KURT DONNELL KING, A SINGLE MAN
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$99,200.00
Recording Information: Instrument 201211545
Property County: Victoria
Property: BLOCK 1, LOT 1, WYATT SUBDIVISION NO. 1 AS RECORDED IN VOLUME 8, PAGE 44-C OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 1111 OWENS STREET, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 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

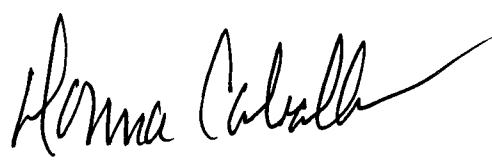
WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums 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.



Samuel R. Sanchez and Linda E. Sanchez
304 Riata
Victoria, Texas 77901
Our file #0813-125F

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 May 31, 2006, Samuel R. Sanchez and Linda E. Sanchez executed a Deed of Trust conveying to David W. Mann, a Trustee, the Real Estate hereinafter described, to secure Citizens Mortgage Corp., in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200607382 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.

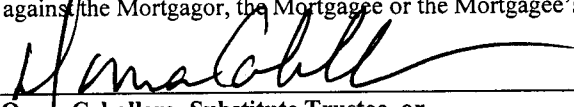
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 5, 2013, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place 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 TWELVE (12), IN BLOCK NUMBER TWO (2), OF RIATA, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 8, PAGE 111 C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

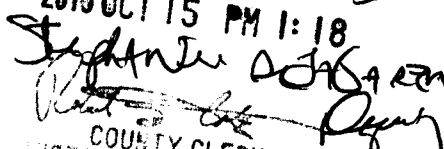
Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Government National Mortgage Association. 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 By:
2013 OCT 15 PM 1:18

COUNTY CLERK
VICTORIA COUNTY, TEXAS