

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 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.

FILED
By Permie Orca Deputy
2013 JUL 29 AM 9:48

[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 24, 2007 and recorded in Document CLERK'S FILE NO. 200701309 real property records of VICTORIA County, Texas, with DOUGLAS COOKE AND CRYSTAL A. TRAEGER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOUGLAS COOKE AND CRYSTAL A. TRAEGER, securing the payment of the indebtednesses in the original principal amount of \$84,233.00, 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 THREE (3), IN BLOCK NUMBER NINE (9), OF FLEETWOOD SUBDIVISION SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 170 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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. VAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



2013 AUG -7, PM 2: 34
By *John Williams*
Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: August 6, 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 December 1, 2009, from Maker, Ms. Tiffany Vargas to Payee, BP-Residential, L.L.C., in the original principal amount of \$57,000.00

Deed of Trust

Date: December 1, 2009

Recording Information: Filed on December 16, 2009, and recorded under document number 200913476 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Tiffany Vargas

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Thirteen (13), in Block Number One (1), of Ed Slotnick Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 2, Page 70, of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): September 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

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2013 AUG -9 PM 1:22

By: *Ofelia King, Deputy*
Ofelia King
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: August 9, 2013

Trustee: Jeannemarie Wilson

Substitute Trustee: Keith P. Miller, by Appointment

Lender: D.S. Hill Properties, L.L.C., a Texas limited liability company

Note

Date: May 21, 2010

Amount: \$76,500.00

Maturity Date: June 21, 2013

Status: Due in full as of maturity date

Deed of Trust

Date: May 21, 2010

Grantor: Rita J. Willilams

Lender: D.S. Hill Properties, L.L.C., a Texas limited liability company

Beneficiary: D.S. Hill Properties, L.L.C., a Texas limited liability company

Recording information: Instrument Number 201004893
Real Property Records of Victoria County, Texas.

Property:

Being a 0.189 acre tract of land situated in Farm Lot 3, Block 2, Range 6, East above town in the original Four League Grant to the Town of Victoria, Victoria County, Texas, said 0.189 acre tract of land being that same 0.189 acre tract of land conveyed to Milton A. Killebrew by deed recorded in Volume 416, Page 149 and by Official Records Instrument Number 201000351 of the Deed Records of Victoria County, Texas, more commonly known as 3303 Lone Tree, Victoria, Texas 77901

County: Victoria

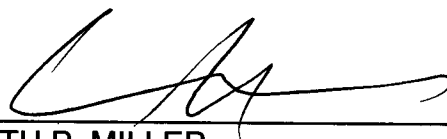
Date of Sale (first Tuesday of month): September 3, 2013

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: Victoria County Courthouse, at the place designated by the Victoria County Commissioner's Court.

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

Notice is given that on the Date of Sale, Substitute 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.



KEITH P. MILLER

Notice of Foreclosure Sale

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

BEING LOT NUMBER FIVE (5), IN BLOCK ONE (1), OF MEADOWVIEW SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION IN VOLUME 3, PAGE 28, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust executed FEBRUARY 19, 2008 and recorded in the real property records of VICTORIA County, Texas AS INSTRUMENT NO. 200802045.

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

Date: September 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 1:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing 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 there under to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

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

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

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

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

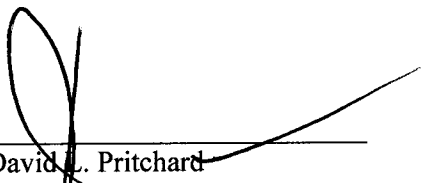
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Ponciana Karanasos and payable to the order American General Financial Services, Inc. STATE FINANCIAL SERVICES-SPRINGLEAF, INC., D/B/A SPRINGLEAF FINANCIAL SERVICES OF TEXAS, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, STATE FINANCIAL SERVICES-SPRINGLEAF, INC., D/B/A SPRINGLEAF FINANCIAL SERVICES OF TEXAS, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC.c/o David L. Pritchard at 1244 Southridge Court,Suite 102, Hurst, Texas 76053.

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

8. Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

August 9, 2013



David L. Pritchard
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone(817)285-8017 Telecopier(817) 285-0224

FILED
by Ronnie Orsak Deputy
2013 AUG 12 AM 11:41


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 BENIGNO SANCHEZ of Victoria County, Texas, dated June 13, 2008, and duly recorded as Instrument No. 200807343, of the 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, September 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:

TRACT I: BEING a 1.46 acre tract of land situated in Farm Lot No. 4, in Block No. 3, in Range No. 4, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes;


TRACT II: BEING a 0.76 acre tract of land situated in Farm Lot No. 4, in Block No. 3, in Range No. 4, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes;

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 29th day of July, 2013.


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

FILED
by Ronnie Orsch Deputy
2013 AUG 13 AM 10:52


COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

TRACT NO. 1: A tract of land situated in Farm Lot No. 4, in Block No. 3, in Range No. 4, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, the same being a portion of that 6.3 acre tract of land conveyed to Vernon Reaser by two deeds from Jules W. Meyer and wife, one dated May 31, 1938 and recorded in Volume 164, Page 185, and the other dated March 9, 1939 and recorded in Volume 164, Page 633, of the Deed Records of Victoria County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron stake set in the Northerly right of way line of U. S. Highway No. 59, the same being at the Southwesterly corner of said Reaser 6.3 acre tract of land;

THENCE N. 04° 33' W. a distance of 258.38 feet along the West line of said Reaser 6.3 acre tract of land to an iron stake for corner;

THENCE N. 67° 44' E. a distance of 209.85 feet to an iron stake for corner;

THENCE S. 22° 16' E. a distance of 260.0 feet, at right angle, to an iron stake in the Southeasterly line of said Reaser 6.3 acre tract of land, the same being in the Northerly right of way line of said U. S. Highway No. 59;

THENCE Southwesterly along the Northerly right of way line of said U. S. Highway No. 59, and along the Southerly line of said Reaser 6.3 acre tract of land on a one degree curve to the right to the PLACE OF BEGINNING, containing 1.46 acres of land, more or less, and being the same land described in that certain deed from Vernon N. Reaser and wife, Imogene C. Reaser, to El Trio Corporation by deed dated December 27, 1961, recorded in Volume 562, page 238, of the Deed Records of Victoria County, Texas.

TRACT NO. 2: Begin a tract of land situated in Farm Lot No. 4, block No. 3, Range No. 4, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, the same being a portion of that 6.3 acre tract of land conveyed to Vernon Reaser by two deeds from Jules W. Meyer and wife; one dated May 31, 1938, and recorded in Volume 164, page 185, and the other dated March 9, 1939, and recorded in volume 164, page 633, of the Deed Records of Victoria County, Texas, and begin described by metes and bounds as follows:

BEGINNING at an iron stake at the Northwest corner of said Reaser 6.3 acre tract of land, the same being in the South line of San Antonio Street;

THENCE N. 85° 27' E. a distance of 151.0 feet along the North line of said Reaser 6.3 acre tract of land and along the South line of San Antonio Street to an iron stake for corner at the Northwest corner of the Eddie Brown Motel property;

THENCE S. 22° 16' e. a distance of 160.60 feet along the West line of said Eddie Brown Motel property to an iron stake for corner;

THENCE S. 67° 44' W. a distance of 209.85 feet to an iron stake for corder in the West line of said Reaser 6.3 acre tract of land;

THENCE S. 04° 33' W. a distance of 216.84 feet along the West line of said Reaser 6.3 acre tract of land to the PLACE OF BEGINNING, and containing 0.76 acres of land, and being the same land described in that certain deed from Vernon N. Reaser and wife, Imogene C. Reaser, to El Trio Corporation dated December 27, 1961, recorded in volume 562, page 236, of the Deed Records of Victoria County, Texas.

12-0043203
12-0060434-01
1106 E BRAZOS STREET, VICTORIA, TX 77901

FILED

2013 AUG 13 PM 12: 27

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.	

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

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: September 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: August 5, 2013

[Signature]

Oscar Caballero, Donna Caballero or RECONTRUST COMPANY, N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
2380 Performance Dr, TX2-984-0407, Richardson, TX 75082



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note dated **November 18, 2011** and described in that certain Deed of Trust executed by **KRISTI D. WICK**, and duly recorded in Clerk's File No. **201111666** of the Official Public Records of **VICTORIA** County, Texas, conveying to **GLENN SUTTON**, Trustee, the following described real property and improvements thereon in **VICTORIA** County, Texas, to-wit:

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

Being a 15.00 acre tract of land situated partially in the Juan Flores League, Abstract 29, Victoria County, Texas and partially in the Miguel Manchaca League, Abstract 86, Victoria County, Texas, said 15.00 acres being a portion of 100.00 acre tract of land conveyed from Old San Antonio River Road, LP, to Dirt Man, Ltd. by deed dated September 8, 2010 as recorded in Official Records Instrument No. 201008795 of Victoria County, Texas. Said 15.00 acres tract of land being more particularly described by metes and bounds attached hereto as Exhibit "A"; (herein the "Real Property") and

WHEREAS, **ARTISAN/AMERICAN CORP.**, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **GLENN SUTTON**, as Trustee and appointed **OSCAR CABALLERO** or **DONNA CABALLERO** as Substitute Trustee(s); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said trustee and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Substitute Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

SEPTEMBER 3, 2013

to commence at the hour of 11:00 o'clock a.m., or within three (3) hours thereafter, on said day, sell the above described Real Property together with the above-described Personal Property to the highest bidder for cash at the following location:

The front Steps of the Victoria County Courthouse located at 115 N. Bridge, Victoria, Texas 77901.

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

The name and address of the sender of this Notice are:

**ARTISAN/AMERICAN CORP.
5325 Katy Freeway, Suite One
Houston, Texas 77007-2287**

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.

[Handwritten Signature]

**OSCAR CABALLERO or
DONNA CABALLERO**
Substitute Trustee
% Robert A. Schlanger, P.C.
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333



EXHIBIT "A"

TRACT 1

THE STATE OF TEXAS)
COUNTY OF VICTORIA)

Being a 15.00 acre tract of land situated partially in the Juan Flores League, Abstract No. 29 and partially in the Miguel Manchaca League, Abstract No. 86, Victoria County, Texas, said 15.00 acres being a portion of a 100.00 acre tract of land conveyed from Old San Antonio River Road, LP, to Dirt Man, Ltd. by deed dated September 8, 2010 as recorded in Official Records Instrument No. 201008795 of Victoria County, Texas, said 15.00 acre tract of land being more particularly described by notes and bounds as follows:

COMMENCING from a 5/8 inch diameter iron rod found for the South corner of the 100.00 acre Dirt Man, Ltd. tract, said iron rod also being the East corner of an 81.287 acre tract of land conveyed from Thomas M. Johnston to Allen J. Rafler, II and Susan Ann Johnston Rafler as recorded in Volume 1581, Page 537 of the Deed Records and being further described in Volume 1429, Page 568 of the Deed Records of said county, and in the northwest right-of-way line of Morris Town Road (70' R.O.W.);

THENCE, North 13°45'00" East, with the common line between the 100.00 acre Dirt Man, Ltd. tract and the northwest right-of-way line of Morris Town Road, a distance of 3,219.63 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the South corner of the herein described tract, said iron rod also being the fieldnote POINT OF BEGINNING;

THENCE, North 76°15'00" West, crossing the 100.00 acre Dirt Man, Ltd. tract, a distance of 1,150.03 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the West corner of the herein described tract, said iron rod also being in the northwest line of the 100.00 acre Dirt Man, Ltd. tract, and in the southeast line of a 4,893.121 acre tract of land conveyed from William O. Green, Jr. (Trustee) to the Speck and Polly New Charitable Foundation, Inc. as recorded in Official Records Instrument No. 200207444 of said county;

THENCE, North 13°45'00" East, with the common line between the 100.00 acre Dirt Man, Ltd. tract and the 4,893.121 acre Speck and Polly New Charitable Foundation, Inc. tract, a distance of 568.17 feet to a 5/8 inch diameter iron rod found for the North corner of the herein described tract, said iron rod also being the North corner of the 100.00 acre Dirt Man, Ltd. tract and the West corner of a 50.00 acre tract of land conveyed from Joshua Monroe to Walter C. Gray and Joyce J. Gray as recorded in Official Records Instrument No. 200805328 of said county;


THENCE, South 76°15'00" East, with the common line between the 100.00 acre Dirt Man, Ltd. tract and the 50.00 acre Gray tract, a distance of 1,150.03 feet to a 5/8 inch diameter iron rod found for the East corner of the herein described tract, said iron rod also being the East corner of the 100.00 acre Dirt Man, Ltd. tract, the South corner of the 50.00 acre Gray tract, and in the northwest right-of-way line of Morris Town Road;

THENCE, South 13°45'00" West, with the southeast line of the 100.00 acre Dirt Man, Ltd. tract and the northwest right-of-way line of Morris Town Road, a distance of 568.17 feet to the POINT OF BEGINNING, CONTAINING within these notes and bounds 15.00 acres of land more or less, of which approximately 8.48 acres lie within the Juan Flores League, Abstract No. 29 and approximately 6.52 acres lie within the Miguel Manchaca League, Abstract No. 86.

Basis of bearing determined from the southeast boundary line of the 100.00 acre Dirt Man, Ltd. tract as recorded in Official Records Instrument No. 201008795 of Victoria County, Texas.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in August 2011 and is true and correct to the best of my knowledge and belief.


Bennie L. Galvan
Registered Professional Land Surveyor
Texas No. 5229



FILE No. 8291
County Clerk, Victoria County, Texas

SELECT PORTFOLIO SERVICING, INC. (SPS)
WILLIAMS, CALVIN SR.
106 ZEPHYR DRIVE, VICTORIA, TX 77904

CONVENTIONAL
Our File Number: 13-011220

FILED #J.
2013 AUG 13 PM 12:39

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 15, 2005, CALVIN WILLIAMS, SR., A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, in MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AXIOM FINANCIAL SERVICES, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION. in payment of a debt the Real Estate described in the Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200515763, to which reference is herein made for all purposes.

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

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

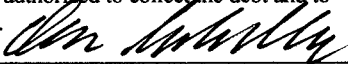
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 3, 2013** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT NUMBER (5), IN BLOCK NUMBER TWO (2), OF WINDCREST SUBDIVISION, PHASE III AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 8, PAGE 72A & B, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 106 ZEPHYR DRIVE
VICTORIA, TX 77904
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-1 ASSET BACKED NOTES
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH 84115

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


SUBSTITUTE TRUSTEE
OSCAR CABALLERO OR DONNA CABALLERO
c/o Shapiro Schwartz, LLP
5450 NW Central Drive, Suite 307
Houston, TX 77092
(713)462-2565

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

By
Debbie W. G. G. G. G.
FILED
2013 AUG 13 PM 12:43
copy
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 10/06/2006
Grantor(s): ALYSSA WELLS, KENNETH WELLS
Original Mortgage: WELLS FARGO BANK, N.A.
Original Principal: \$33,375.00
Recording Information: INSTRUMENT NUMBER 200613644
Property County: Victoria
Property:

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF CALLIS SUBDIVISION NO. 11, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 68-D, OF THE RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 2506 CALLIS 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: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of September, 2013

Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry or Adam Womack, any to act

Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C. *[Signature]*

CAUSE NUMBER 13-5-74807-C

IN RE: ORDER FOR FORECLOSURE
CONCERNING

2506 CALLIS STREET
VICTORIA, TX 77901

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§
§
§
§

IN THE DISTRICT COURT

267TH JUDICIAL DISTRICT OF

VICTORIA COUNTY, TEXAS

DEFAULT ORDER ALLOWING FORECLOSURE

HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution article 16, section 50(a)(6)(D) (Application). Having considered the evidence presented, the Court finds that:

1. the Application complies with Rule 736.1;
2. the Application was properly served in accordance with Rule 736.3;
3. a respondent did not file a response to the Application by the due date; and
4. the return of service has been on file with the Clerk of the Court for at least 10 days; and
5. Petitioner has established the basis for foreclosure and the Court finds that:
 - (a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created under Texas Constitution article XVI, section 50(a)(6). A debt exists.

(b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.

(c) The obligation secured by the lien sought to be foreclosed is in default.

(d) The requisite notice to cure the default has 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. 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.

IT IS THEREFORE ORDERED that:

1. HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3 together with its successors and assigns, is hereby authorized to serve Notice of Sale upon each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code section 51.002 concerning the property with a commonly known mailing address of 2506 Callis Street, Victoria, TX 77901 and legal description as described in the Real Property Records of Victoria County, Texas as follows:

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF CALLIS SUBDIVISION NO. 11, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 68-D, OF THE RECORDS OF VICTORIA COUNTY, TEXAS.

2. The name and last known address of each respondent subject to the order are:

Alyssa Wells, Respondent, whose last known address is
130 Sherwood Apt. C, Victoria, TX 77901-7712

Kenneth Wells, Respondent, whose last known address is
130 Sherwood Apt C, Victoria, TX 77901-7712.

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument Number 200613644

4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil Procedure.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if Respondents are represented by counsel.

Signed, this 9th day of July, 2013.

/s/ Stephen Williams
Judge Presiding

Return to:

BUCKLEY MADOLE, P.C.
Attn: Home Equity Department
9441 LBJ Freeway, Suite 250
Dallas, Texas 75243
Fax: 972-643-6699

FILED
2013 AUG 13 PM 12:45
By: [Signature]

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 01/04/1999
Grantor(s): BRENDA ANN LAGUNA, JOSE JUAN LAGUNA
Original Mortgagee: NORWEST MORTGAGE, INC.
Original Principal: \$54,054.00
Recording Information: Instrument 199900523
Property County: Victoria
Property:

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER NINE (9), OF MORNINGSIDE 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 32, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

Reported Address: 1512 PARK 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, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of September, 2013
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry or Adam Womack, any to act
Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C. [Signature]

Thomas Molina and Elsa Munoz
2006 North Jecker
Victoria, Texas 77901
Our file #0113-220F

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 25, 2002, Thomas Molina and Elsa Munoz 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: 200210003 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.

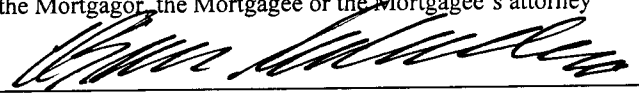
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 3, 2013, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place 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 ALL OF LOT NUMBER IN THREE (3) OF BLOCK NUMBER THREE (3) OF SCHUMANN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOL. 154, PAGE 229, DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL 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 Centex Home Equity Loan Trust 2002-D. 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
[Handwritten initials]
2013 AUG 13 PM 12:49
[Handwritten signature]

COUNTY CLERK
VICTORIA COUNTY, TEXAS

CAUSE NO. 13-3-74575-C

FILED

IN RE ORDER FOR FORECLOSURE
CONCERNING

2006 NORTH JECKER,
VICTORIA, TEXAS 77901

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

2013 JUL 24 AM 10:31

VICTORIA COUNTY, TEXAS

267th JUDICIAL DISTRICT

Jerry D. Stewart
DISTRICT CLERK
VICTORIA COUNTY, TEXAS

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

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC ("Applicant"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

- (1) the material facts establishing the basis for foreclosure are as follows:
 - a monetary default of the subject Note exists;
 - on September 4, 2012, the Applicant gave the Respondents proper Notice of Default;
 - the default was not cured and the Note was accelerated on February 20, 2013; and
 - the loan is due for the July 1, 2012 payment and all subsequent payments.
- (2) The property to be foreclosed is commonly known as 2006 North Jecker, Victoria, Texas 77901 (the "Property") which has the following legal description:

BEING ALL OF LOT NUMBER IN THREE (3) OF BLOCK NUMBER THREE (3) OF SCHUMANN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOL. 154, PAGE 229, DEED RECORDS OF VICTORIA COUNTY,

TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

(3) The name and last known address of each respondent subject to this Order are:

- Thomas Molina, 2006 North Jecker, Victoria, Texas 77901
- Elsa Munoz, 2006 North Jecker, Victoria, Texas 77901

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number: 200210003 of the real property records of Victoria County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 24th day of July, 2013.



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Teresa L. Cannady

SBN: 24062649

Mia D. Scarles

SBN: 24068544

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR APPLICANT

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, SEPTEMBER 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, SEPTEMBER 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.

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
07/16/13

FILED
by Ronnie Orsak Deputy
2013 AUG 13 PM 4:21

Ronnie Orsak
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

HOME EQUITY POSTING WITH ORDER ATTACHED

4510 HYAK AVENUE
VICTORIA, TX 77901

20100162400267

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

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

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

Date: September 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 25, 2005 and recorded in Document CLERKS FILE NO. 200512428 real property records of VICTORIA County, Texas, with ELIAS GARZA, JR. AND AKA REBECCA C GOMEZ AND REBECCA C GARZA AND AKA ELIAS GARZA, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELIAS GARZA, JR. AND AKA REBECCA C GOMEZ AND REBECCA C GARZA AND AKA ELIAS GARZA, securing the payment of the indebtednesses in the original principal amount of \$64,785.24, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIFINANCIAL, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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. CITIFINANCIAL, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIFINANCIAL, INC.
300 ST. PAUL PLACE
BALTIMORE, MD 21207

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

c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED
by Ronnie O'Neil Deputy
2010 AUG 13 PM 4:27



NOS20100162400267

EXHIBIT 'A'

THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF A CERTAIN 69.94 ACRES OF LAND, MORE OR LESS, OUT OF FARM LOT NO. 1, BLOCK NO 3 RANGE NO. 8, EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, WHICH SAID 69.94 ACRES ARE FULLY DESCRIBED IN A DEED DATED MAY 27, 1953, RECORDED IN VOL. 342, PAGE 357, DEED RECORDS, VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID FARM LOT NO 1, IN BLOCK 3, RANGE NO. 8, EAST OF VICTORIA, IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, TEXAS;

THENCE N 4 DEG 26' W AND ALONG THE WESTERLY BOUNDARY LINE OF SAID FARM LOT NO. ONE (1), BLOCK NO. 3, RANGE 8, EAST A DISTANCE OF 866.8 FEET, STAKE FOR CORNER, AND THENCE N 85 DEG 00' E A DISTANCE OF 285 FEET TO A STAKE FOR CORNER, WHICH SAID LAST MENTIONED CORNER IS THE BEGINNING POINT FOR THE TRACT OF LAND;

THENCE N 4 DEG 26' W AND PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID FARM LOT NO. 1, IN SAID BLOCK NO. 3, RANGE NO. 8, ABOVE MENTIONED, A DISTANCE OF 138.9 FEET TO STAKE FOR CORNER;

THENCE N 85 DEG 00' E AND PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF SAID FARM LOT NO. 1, BLOCK NO. 3, RANGE NO. 8, ABOVE MENTIONED, A DISTANCE OF 71.25 FEET, STAKE FOR CORNER;

THENCE SOUTH 4 DEGREES 26' EAST AND PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID FARM LOT NO. 1, BLOCK 3, RANGE NO. 8, ABOVE MENTIONED, A DISTANCE OF 138.8 FEET TO STAKE FOR CORNER;

THENCE SOUTH 86 DEGREES 00' WEST AND PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF SAID FARM LOT NO. 1, BLOCK NO 3 RANGE NO. 8, ABOVE MENTIONED, A DISTANCE OF 71.25 FEET TO THE PLACE OF BEGINNING.

MORE OR LESS THE ABOVE DESCRIBED AND CONVEYED TRACT OF LAND IS ALSO KNOWN AND DESIGNATED AS THE SOUTHWESTERLY 71.25 FEET BY 138.9 FEET OUT OF LOT NO. TWELVE (12) IN BLOCK NO. THREE (3) OF A PROPOSED SUBDIVISION OF THE ABOVE MENTIONED 89.92 ACRE TRACT OF LAND, WHICH PROPOSED SUBDIVISION IS KNOWN AND DESIGNATED AS LONE TREE ACRES SUBDIVISION, TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, WHICH SAID MAP AND PLAT OF SAID SUBDIVISION WAS PREPARED BY F B LOWRY, REGISTERED PROFESSIONAL ENGINEER OF VICTORIA, VICTORIA COUNTY, TEXAS, UNDER DATE OF FEBRUARY 25, 1954 TO WHICH REFERENCE IS HERE MADE.



6 pgs
CCJ

201205147

FILED

CAUSE NO. 11-4-71546-B

2012 MAR -2 AM 11:01

**CITIFINANCIAL TRAVELERS
BANK,**
Plaintiff,

IN THE DISTRICT COURT
Christy Quinn
DISTRICT CLERK
VICTORIA COUNTY, TEXAS

v.

**ELIAS GARZA, JR., TERRY LYNN
PEREZ, SUSAN LOUISE GOMEZ,
MATTHEW ELIAS VASQUEZ,
MICHAEL CHARLES VASQUEZ,
MELANIE VASQUEZ AND THE
UNKNOWN HEIRS AT LAW OF
REBECCA C. GARZA, DECEASED,**
Defendants.

IN VICTORIA COUNTY, TEXAS

IN RE: 4518 HYAK AVENUE,
VICTORIA, TEXAS 77901

135TH JUDICIAL DISTRICT

FINAL DEFAULT JUDGMENT

On this day, the Court called this case for trial. Plaintiff, CITIFINANCIAL TRAVELERS BANK, its successors in interest or assigns, appeared through its attorney of record. Defendants Elias Garza, Jr., Terry Lynn Perez, and Susan Louise Gomez (collectively "Defendants") did not appear. The Court determined it had jurisdiction over the subject matter and the parties to this proceeding.

The Court finds: the Defendants were served with citation and the return of service of the Defendants were on file with this Court for at least ten days before this judgment was rendered; the deadline for Defendants to file an answer has passed, but Defendants have not filed an answer or entered an appearance; Defendants are not a member of the United States military; and the damages in Plaintiff's petition are liquidated and proven by a written instrument. Therefore, the Court grants Plaintiff's motion for default judgment.

Rebecca C. Garza ("Decedent") was an obligor under the Loan Agreement and died on or about March 16, 2008. It appears no probate proceeding has been opened for Decedent in the

county where the Property is located. Therefore, there is no executor or administrator to be made a party in this proceeding as the personal representative of the Decedent's probate estate.

IT IS THEREFORE ORDERED that:

1. Upon the death of Decedent, Defendants were vested with all of Decedent's right, title and interest in the real property and improvements ("Property") commonly known as 3306 4510 Hyak Avenue, Victoria, Texas 77901 and legally described as:

THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF A CERTAIN 69.94 ACRES OF LAND, MORE OR LESS, OUT OF FARM LOT NO. 1, BLOCK NO 3 RANGE NO. 8, EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, WHICH SAID 69.94 ACRES ARE FULLY DESCRIBED IN A DEED DATED MAY 27, 1953, RECORDED IN VOL. 342, PAGE 357, DEED RECORDS, VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID FARM LOT NO 1, IN BLOCK 3, RANGE NO. 8, EAST OF VICTORIA, IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, TEXAS; THENCE N 4 DEG 26' W AND ALONG THE WESTERLY BOUNDARY LINE OF SAID FARM LOT NO. ONE (1), BLOCK NO. 3, RANGE 8, EAST A DISTANCE OF 866.8 FEET, STAKE FOR CORNER, AND THENCE N 85 DEG 00' E A DISTANCE OF 285 FEET TO A STAKE FOR CORNER, WHICH SAID LAST MENTIONED CORNER IS THE BEGINNING POINT FOR THE TRACT OF LAND; THENCE N 4 DEG 26' W AND PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID FARM LOT NO. 1, IN SAID BLOCK NO. 3, RANGE NO. 8, ABOVE MENTIONED, A DISTANCE OF 138.9 FEET TO STAKE FOR CORNER; THENCE N 85 DEG 00' E AND PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF SAID FARM LOT NO. 1, BLOCK NO. 3, RANGE NO. 8, ABOVE MENTIONED, A DISTANCE OF 71.25 FEET, STAKE FOR CORNER; THENCE SOUTH 4 DEGREES 26' EAST AND PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID FARM LOT NO. 1, BLOCK 3, RANGE NO. 8, ABOVE MENTIONED, A DISTANCE OF 138.8 FEET TO STAKE FOR CORNER; THENCE SOUTH 86 DEGREES 00' WEST AND PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF SAID FARM LOT NO. 1, BLOCK NO 3 RANGE NO. 8, ABOVE MENTIONED, A DISTANCE OF 71.25 FEET TO THE PLACE OF BEGINNING. MORE OR LESS THE ABOVE DESCRIBED AND CONVEYED TRACT OF LAND IS ALSO KNOWN AND DESIGNATED AS THE SOUTHWESTERLY 71.25 FEET BY 138.9 FEET OUT OF LOT NO. TWELVE (12) IN BLOCK NO. THREE (3) OF A PROPOSED SUBDIVISION

OF THE ABOVE MENTIONED 89.92 ACRE TRACT OF LAND, WHICH PROPOSED SUBDIVISION IS KNOWN AND DESIGNATED AS LONE TREE ACRES SUBDIVISION, TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, WHICH SAID MAP AND PLAT OF SAID SUBDIVISION WAS PREPARED BY F B LOWRY, REGISTERED PROFESSIONAL ENGINEER OF VICTORIA, VICTORIA COUNTY, TEXAS, UNDER DATE OF FEBRUARY 25, 1954 TO WHICH REFERENCE IS HERE MADE.

2. The lien in favor of Plaintiff shall be enforced by a non-judicial foreclosure sale held in accordance with the terms and conditions of the Loan Agreement, TEX. PROP. CODE §51.002 and TEX. R. CIV. P. §735.
3. This Judgment serves as an Order of Foreclosure of a Home Equity Loan in accordance with TEX. CONST. ART. XVI §50(a)(6).
4. One of the effects of the non-judicial foreclosure shall be that Defendants are divested of all right, title and interest to the Property and the purchaser of the Property at the non-judicial foreclosure sale shall be vested with all right, title and interest to the Property.
5. A copy of this Judgment shall be sent to the Defendants with the notice of the date, time and place of the foreclosure sale.
6. Plaintiff may communicate with the Defendants and all third parties reasonably necessary to conduct the foreclosure sale.
7. No personal liability or deficiency for the loan agreement debt shall be asserted against the Defendants or the putative estate of Decedent, as this debt is non-recourse.
8. After the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the Plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.
9. All costs of court are taxed against the party incurring same.

10. All relief not expressly granted is denied.

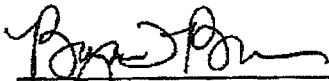
11. This Final Judgment disposes of all parties and all claims and is appealable.

Signed this 2 day of Mar., 2012.


JUDGE PRESIDING

Submitted by:

BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP



Bryan B. Brown
State Bar No. 24055219
15000 Surveyor Boulevard, Suite 100
Addison, TX 75001
Phone: 972-386-5040
Fax: 972-341-0734
ATTORNEY FOR PLAINTIFF

FINAL DEFAULT JUDGMENT

HALABrownENCLJENISJCinfrscaat Thavata(Gurza, Jr. 20100162400267)Final Default Judgment.doc
BDPTS No. 20100162400267

Page 4

STATE OF TEXAS
COUNTY OF VICTORIA
I, CATHY STUART, DISTRICT CLERK OF
VICTORIA COUNTY, TEXAS DO HEREBY CERTIFY THAT
THE FOREGOING IS A TRUE AND CORRECT COPY OF THE
ORIGINAL RECORD, AS THE SAME APPEARS ON FILE IN
THE DISTRICT COURT OF VICTORIA COUNTY, TEXAS.
WITNESS MY OFFICIAL HAND AND SEAL OF SAID COURT
THIS _____ DAY OF _____

CATHY STUART, DISTRICT CLERK
VICTORIA COUNTY, TEXAS
BY Stephanie J. Anderson

ORIGINAL SCANNED &
RETURNED TO: Oscar Caballero
DATE 5/15/2012

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Robert S. Cortez

Robert S. Cortez, County Clerk
Victoria County Texas

May 15, 2012 03:29:51 PM

JWILLIAMS FEE: \$27.00
CCJ

201205147

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

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

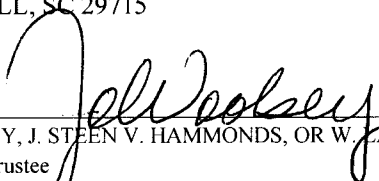
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CURTISS RAY RANDLE AND SYLVIA M. MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$49,112.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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


BEING LOT NUMBER SEVEN (7), IN BLOCK NUMBER THIRTEEN (13), OF INWOOD TERRACE SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, AT PAGE 60 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

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



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

FILED
By *Ronnie Doral Deputy*
2013 AUG 13 PM 4:28

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 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 18, 2008 and recorded in Document CLERK'S FILE NO. 200804429; AS AFFECTED BY CLERK'S FILE NO.201012238 real property records of VICTORIA County, Texas, with JACKIE J. MODROW AND MATTHEW A. MODROW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

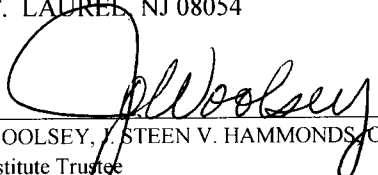
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACKIE J. MODROW AND MATTHEW A. MODROW, securing the payment of the indebtednesses in the original principal amount of \$213,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER ONE (1), 1 BLOCK NUMBER TWO (2), OF SERENITY ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 77A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

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



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

FILED
By *Pernice Ouellet Deputy*
2013 AUG 13 PM 4:30
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS20130028700330

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 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 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.

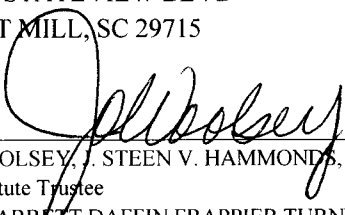
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVEN PEREZ AND TRINIDAD G. PEREZ, securing the payment of the indebtednesses in the original principal amount of \$95,740.00, and obligations therein described including but not limited to the promissory note and all modifications, 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



J. WOOLSEY, 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
by Bonnie Ornel Deputy
2013 AUG 13 PM 4:33
COUNTY CLERK
VICTORIA COUNTY TEXAS



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 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 December 15, 1993 and recorded in Document VOLUME 0092, PAGE 769 real property records of VICTORIA County, Texas, with THELMA J ROCHA AND GUADALUPE ROCHA, JR, grantor(s) and VICTORIA BANK & TRUST COMPANY, mortgagee.

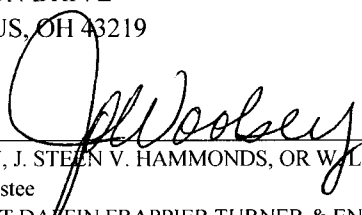
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THELMA J ROCHA AND GUADALUPE ROCHA, JR, securing the payment of the indebtednesses in the original principal amount of \$34,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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 NO. TWENTY-SIX (26), IN BLOCK NO. SIX (6), OF HIGH SCHOOL 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 72, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HERE NOW MADE FOR ALL PURPOSES.

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



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


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED
By Michael Deputy
2013 AUG 13 PM 4:34

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

