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FILE No. 8783
County Clerk, Victoria County, Texas

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2015 AUG 20 A 9:22

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Oscar Caballero, Donna Caballero, Jo Woolsey, W.D.
Larew
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

Deirda Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS No TX08000329-14-1

APN 36049 / 03160-000-56090

TO No 140199132-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 29, 2006, TERRI DANNHAUS, A SINGLE WOMAN AND MICHELLE JOHNSON, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS F. VETTERS as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$137,700.00, payable to the order of The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-4 as current Beneficiary, which Deed of Trust recorded on January 16, 2007 as Document No. 200700791 in Victoria County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 36049 / 03160-000-56090

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Oscar Caballero, Donna Caballero, Jo Woolsey, W.D. Larew or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-4, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.


NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 6, 2015 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Victoria County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, located at 115 North Bridge Street Victoria, Texas 77901.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-4's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-4's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 20th day of August, 2015.


By: Oscar Caballero, Donna Caballero, Jo Woolsey, W.D. Larew
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

BEING 1.55 ACRES OF LAND SITUATED IN THE S.A. & M.G. R.R. COMPANY SURVEY NUMBER 5, ABSTRACT 316 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 1.55 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 SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 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 KOHUTCK 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, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 520.00 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 SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF MCCORMICK ROAD TO AN IRON ROD SET FOR THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 337.67 FEET TO AN IRON ROD SET IN A SOUTHWEST LINE 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, NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET ALONG THE SAID 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, NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 337.67 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.55 ACRES OF LAND. UTILITY EASEMENT THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A UTILITY CASEMENT 20.00 FEET IN WIDTH AND 200.00 FEET IN LENGTH, ALONG AND ADJACENT TO ITS SOUTHWEST LINE. DRAINAGE EASEMENT THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A DRAINAGE CASEMENT MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON ROD AT THE MOST NORTHERN CORNER OF THE ABOVE DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED DRAINAGE EASEMENT; THENCE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 48.36 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF MCCORMICK ROAD TO AN IRON ROD SET FOR THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED DRAINAGE EASEMENT; THENCE, SOUTH 28 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 355.13 FEET TO AN IRON ROD SET IN THE SOUTHWEST LINE OF THE ABOVE DESCRIBED TRACT, ALSO BEING A SOUTHWEST LINE OF THE SAID W.O. LOVE 145.00 ACRE TRACT OF LAND, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED DRAINAGE EASEMENT; THENCE, NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 158.35 FEET ALONG THE SOUTHWEST LINE OF THE ABOVE DESCRIBED TRACT, ALSO BEING 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 ABOVE DESCRIBED TRACT AND ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED DRAINAGE EASEMENT; THENCE, NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 337.67 FEET ALONG THE NORTHWEST LINE OF THE ABOVE DESCRIBED TRACT TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.80 ACRE OF LAND.

FILE No. 8784
County Clerk, Victoria County, Texas

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2015 AUG 20 A 9:21

Peddi Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County Deed of Trust:

Dated: August 13, 2012

Amount: \$86,000.00

Grantor(s): TIMOTHY MOONEY

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. 201209031

Legal Description: BEING LOT NUMBER SEVEN (7), (LESS A 14' STRIP OFF OF THE EASTERNMOST SIDE OF SAID LOT) AND LOT NUMBER EIGHT (8), (LESS A 26' STRIP OFF OF THE WESTERNMOST SIDE OF SAID LOT), IN BLOCK NUMBER SIXTEEN (16), OF PRIMOSE 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 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: October 6, 2015 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 OR DONNA 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Oscar Caballero

OSCAR CABALLERO OR DONNA CABALLERO

SK

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-005858



Notice of Substitute Trustee's Sale

FILED

2015 AUG 21 P 3: 52

David Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: August 21, 2015
Trustee: Jose Alberto Flores
709 Oak St.
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Deed of Trust

Date: February 7, 2013
Grantor: Daniel Enriquez and Roxanne Sierra Enriquez
1003 Fillmore
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Recording information: County Clerk No.201302133, Victoria County,
Texas

Property:
1003 E. Fillmore: BEING Lot Number Seven (7), in Block Number
Two (2), of BLUE RIDGE ADDITION, an addition to the City of
Victoria, Victoria County, Texas

County: Victoria County, Texas

Date of Sale: October 6, 2015

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.

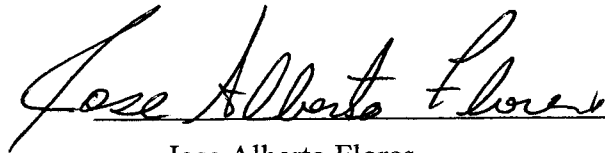
Lender has appointed Jose Alberto Flores as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, **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.

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.

A handwritten signature in cursive script that reads "Jose Alberto Flores". The signature is written in black ink and is positioned above a horizontal line.

Jose Alberto Flores
Substitute Trustee

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: November 03, 2015

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 11, 2008 and recorded in Document CLERK'S FILE NO. 200814184 real property records of VICTORIA County, Texas, with WILL C. KINNISON AND KRISTI M. KINNISON, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILL C. KINNISON AND KRISTI M. KINNISON, securing the payment of the indebtednesses in the original principal amount of \$98,176.00, 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 in the attached Exhibit A.

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

FILED

2015 AUG 24 P 12:13

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[Signature]
~~BO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN~~
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS0000005443817

00000005443817

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER THIRTEEN (13), IN BLOCK NUMBER NINE (9), OF CEDAR RIDGE ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, AT PAGE 3 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.



NOS00000005443817

211 GONZALES LANE
PLACEDO, TX 77977

0000005409586

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: October 06, 2015

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.

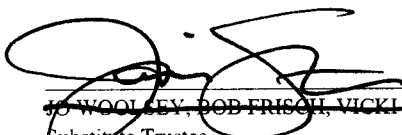
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 05, 2006 and recorded in Document CLERK'S FILE NO. 200604904 real property records of VICTORIA County, Texas, with FRANK GONZALES AND MARIBEL GONZALEZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK GONZALES AND MARIBEL GONZALEZ, securing the payment of the indebtednesses in the original principal amount of \$86,262.00, 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 in the attached Exhibit A.

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

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



~~JO WOOLSEY, BOB FRISCO, VICKI HAMMONDS OR JAMIE STEEN~~
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED

2015 AUG 24 P 12:14



HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS0000005409586

EXHIBIT "A"

BEING A 10.69 ACRE TRACT OF LAND SITUATED IN THE S.A. & M.G. RAILROAD CO. SURVEY NO. 8, ABSTRACT NO. 382, VICTORIA COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED AS 22.6192 ACRES AS CONVEYED FROM GENE W. FANCHER AND CAROL A. FANCHER TO BN LEASING CORPORATION BY SPECIAL WARRANTY DEED DATED JANUARY 8, 2003 AND RECORDED IN OFFICIAL RECORDS INSTRUMENT # 200300464 OF VICTORIA COUNTY, TEXAS, SAID 10.69 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/4 INCH DIAMETER IRON ROD FOUND FOR A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTH CORNER OF A 2.51 ACRE TRACT CONVEYED FROM DAVID ANTHONY PADRON TO CHAD HEIBEL, ET UX AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200400750 OF SAID COUNTY, SAID IRON ROD ALSO BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (100' RIGHT-OF-WAY);

THENCE, SOUTH 54°37'55" WEST (CALL, SOUTH 54°30'44" WEST), WITH THE NORTHWEST LINE OF THE 2.51 ACRE HEIBEL TRACT A DISTANCE OF 312.64 FEET (CALL, 313.31 FEET) TO A 3/4 INCH DIAMETER IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE WEST CORNER OF THE 2.51 ACRE HEIBEL TRACT;

THENCE, SOUTH 34°48'53" EAST (CALL, SOUTH 34°57' 18" EAST), WITH THE SOUTHWEST LINE OF THE 2.51 ACRE HEIBEL TRACT, A DISTANCE OF 299.07 FEET (CALL, 298.83 FEET) TO A 3/4 INCH DIAMETER IRON ROD FOUND FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT, SAID ROD ALSO BEING THE SOUTH CORNER OF THE 2.51 ACRE HEIBEL TRACT;

THENCE, NORTH 54°54' 13" EAST (CALL, NORTH 54°50' 18" EAST), WITH THE SOUTHEAST LINE OF THE 2.51 ACRE HEIBEL TRACT A DISTANCE OF 367.20 FEET (CALL, 367.13 FEET) TO A 1-1/4 INCH IRON T-ROD FOUND FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING IN THE SOUTHEAST LINE OF THE 2.51 ACRE HEIBEL TRACT AND THE WEST CORNER OF A 0.995 ACRE TRACT CONVEYED FROM ISMAEL L. AND GRACIELA M. PEREZ TO FRANK AND MARIBEL GONZALEZ, AS RECORDED IN VOLUME 217, PAGE 479 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, SOUTH 33°32'05" EAST (BASIS OF BEARING), WITH THE SOUTHWEST LINE OF THE 0.995 ACRE GONZALEZ TRACT, PASSING AT APPROXIMATELY 377 FEET THE SOUTH CORNER OF THE 0.995 ACRE GONZALES TRACT AND THE WEST CORNER OF A 1.00 ACRE TRACT CONVEYED FROM ANDRES P. MARTINEZ, JR., ET UX TO ISMAEL L. PEREZ, ET UX AS RECORDED IN VOLUME 943, PAGE 221 OF THE DEED RECORDS OF SAID COUNTY, AND CONTINUING FOR AN OVERALL DISTANCE OF 591.91 FEET TO A 1 INCH DIAMETER IRON PIPE FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON PIPE ALSO BEING THE SOUTH CORNER OF THE 1.00 ACRE PEREZ TRACT;

THENCE, NORTH 50°41'53" EAST (CALL, NORTH 51 DEGREES 03'05" EAST), WITH THE SOUTHEAST LINE OF THE 1.00 ACRE PEREZ TRACT, A DISTANCE OF 79.93 FEET (CALL, 79.97 FEET) TO A 3/4 INCH DIAMETER IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING IN THE SOUTHEAST LINE OF THE 1.00 ACRE PEREZ TRACT AND THE WEST CORNER A 1.00 ACRE TRACT CONVEYED FROM MARTA RUBIO TO LUPE G. GONZALEZ, ET UX AS RECORDED IN VOLUME 695, PAGE 436 OF THE DEED RECORDS OF SAID COUNTY;

THENCE, SOUTH 36°54'22" EAST (CALL, SOUTH 36°53'24" EAST), WITH THE SOUTHWEST LINE OF THE 1.00 ACRE LUPE GONZALEZ TRACT, A DISTANCE OF 196.70 FEET (CALL 196.21 FEET) TO A 3/4 INCH DIAMETER IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTH CORNER OF THE 1.00 ACRE LUPE GONZALEZ TRACT;

THENCE, NORTH 55°44' 19" EAST, WITH THE SOUTHEAST LINE OF THE 1.00 ACRE LUPE GONZALEZ TRACT, A DISTANCE OF 246.41 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE EAST CORNER OF THE 1.00 ACRE LUPE GONZALEZ TRACT AND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (100' RIGHT-OF-WAY);

THENCE, SOUTH 53° 52'00" EAST, WITH SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 498.82 FEET TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID POINT BEING 50 FEET NORTHEAST OF THE RAILROAD CENTERLINE AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, CROSSING SAID 22.6192 ACRE TRACT, PARALLEL AND 50 FEET NORTH OF THE CENTERLINE OF THE EXISTING RAILROAD, WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 1,005.37 FEET, A CENTRAL ANGLE OF 09°34'32", AN ARC LENGTH OF 168.02 FEET, AND A CHORD WHICH BEARS NORTH 84°00'49" WEST, A DISTANCE OF 167.83 FEET TO A POINT BEING 50 FEET NORTH OF THE EXISTING RAILROAD;

THENCE, ALONG A LINE PARALLEL AND 50 FEET NORTH OF THE EXISTING CENTERLINE OF THE UNION PACIFIC RAILROAD, SOUTH 88°49'54" WEST, A DISTANCE OF 131.68 FEET, SOUTH 87°17'44" WEST, A DISTANCE OF 149.95 FEET, SOUTH 88°56'58" WEST, A DISTANCE OF 128.12 FEET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, AROUND SAID CURVE TO THE RIGHT WITH A RADIUS OF 905.37 FEET, A CENTRAL ANGLE OF 24 DEGREES 32'05", AN ARC LENGTH OF 387.69 FEET, AND A CHORD WHICH BEARS NORTH 76°09'09" WEST, A DISTANCE OF 384.74 FEET, NORTH 61°12'41" WEST, A DISTANCE OF 128.36 FEET, NORTH 60°06' 12" WEST, A DISTANCE OF 213.61 FEET, NORTH 59°02'38" WEST, A DISTANCE OF 58.92 FEET, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;



NOS0000005409586

THENCE, AROUND SAID CURVE TO THE RIGHT WITH A RADIUS OF 714.49 FEET, A CENTRAL ANGLE OF 70°53'46", AN ARC LENGTH OF 884.09 FEET, AND A CHORD WHICH BEARS NORTH 22°09'45" WEST, A DISTANCE OF 828.76 FEET TO A POINT FOR THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING AT THE INTERSECTION OF THE TWO UNION PACIFIC RAILROAD RIGHT-OF-WAY LINES EAST OF FM 616 AND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 482.76 FEET, A CENTRAL ANGLE OF 35°42'26", AN ARC LENGTH OF 300.86 FEET, AND A CHORD WHICH BEARS SOUTH 71°44'19" EAST, 296.01 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 10.69 ACRES OF LAND, MORE OR LESS.

ALONG WITH AN EASEMENT FOR ACCESS, 40 FEET WIDE WITH A DESCRIPTION AS FOLLOWS:

BEGINNING AT 1-1/4 INCH IRON T-ROD FOUND FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING IN THE SOUTHEAST LINE OF THE 2.51 ACRE HEIBEL TRACT AND THE WEST CORNER OF THE 0.995 ACRE FRANK GONZALEZ TRACT AND THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 54°54'13" EAST, WITH THE SOUTHEAST LINE OF THE 2.51 ACRE HEIBEL TRACT AND ALONG THE NORTHWEST LINE OF THE 0.995 ACRE GONZALEZ TRACT, A DISTANCE OF 49.05 FEET TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT, SAID POINT ALSO BEING IN THE SOUTHWEST LINE OF SAID UNION PACIFIC RAILROAD 100-FOOT RIGHT-OF-WAY;

THENCE, SOUTH 53°52'00" EAST, A DISTANCE OF 42.25 FEET TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT, SAID POINT BEING IN THE SOUTHWEST LINE OF SAID UNION PACIFIC RAILROAD 100-FOOT RIGHT-OF-WAY AND THE NORTHEAST LINE OF SAID 0.995 ACRE GONZALEZ TRACT;

THENCE, SOUTH 54°54' 13" WEST, A DISTANCE OF 63.74 FEET TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT, SAID POINT ALSO BEING ON THE SOUTHWEST LINE OF THE GONZALEZ 0.995 ACRE TRACT;

THENCE, NORTH 33°32'05" WEST, ALONG THE SOUTHWEST LINE OF THE GONZALEZ 0.995 ACRE TRACT A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,256 SQUARE FEET (0.052 ACRE) OF LAND FOR AN ACCESS EASEMENT.



NOS0000005409586

FILE No. 8788
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2015 SEP 14 A 9:45

Date: 9/11/2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/31/2014, in the original principal amount of \$75,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/31/2014, executed by Farrell Allen Flowers to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201412306 of the Official Public Records of Victoria County, Texas

Property: (Tract 85) 10.062 acre tract of land in the A.E. Noble Survey, A-380 in Victoria County, Texas.

Date of Sale (first Tuesday of month): October 6, 2015

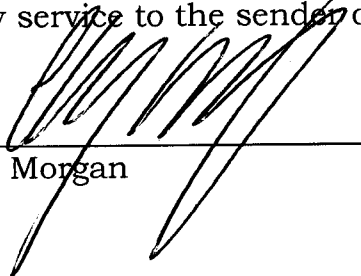
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

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

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

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



Clay E. Morgan




COUNTY CLERK
VICTORIA COUNTY, TEXAS


Exhibit "A"

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 85, A 10.062 ACRE TRACT IN THE A.E. NOBLE SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 10.062 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 73 deg. 51 min. 21 sec. W, 469.12 feet; at 107.33 feet along the arc pass a 5/8 inch iron rod set where same intersects another 60 foot access easement, 471.05 feet in all to a 60d nail set.

THENCE continuing with the center of said 60 foot access easement, N 82 deg. 51 min. 06 sec. W, 1489.61 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with said line N 82 deg. 51 min. 08 sec. W, 504.47 feet to a 5/8 inch iron rod found where same intersects the east line of the Richard Clyde Chamrad 100 acre tract recorded in Volume 820, Page 214, Victoria County Deed Records, the southwest corner of the Nine Mile Investments 510.086 acre tract, for the southwest corner of this tract.

THENCE with the west line of the 510.086 acre tract and the east line of the Chamrad 100 acre tract and the Mary Gayle Braman Trust 30 acre tract, N 44 deg. 39 min. 10 sec. E, at 37.82 feet pass a 5/8 inch iron rod Set for Reference, at 753.39 feet pass a fence corner post found at the common corner of the Chamrad and Braman tracts, 1319.11 feet in all to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 45 deg. 20 min. 50 sec. E, 400.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 44 deg. 39 min. 10 sec. W, at 974.30 feet pass a 5/8 inch iron rod Set for Reference, 1012.12 feet in all to the POINT OF BEGINNING, containing 10.062 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 116211-85

Date Created: 01-28-13

FILE No. 8789
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2015 SEP 14 A 9:45


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: 9/11/2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/23/2013, in the original principal amount of \$48,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/23/2013, executed by Abraham Solorio to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201315424 of the Official Public Records of Victoria County, Texas

Property: (Tract 11) 7.049 acre tract of land in the I.R.R. Survey No. 9, A-190 in Victoria County, Texas

Date of Sale (first Tuesday of month): October 6, 2015

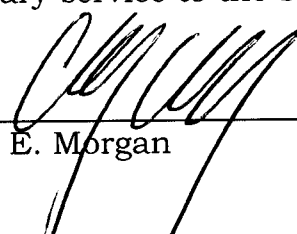
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

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

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

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



Clay E. Morgan

EXHIBIT A

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 11, A 7.049 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 7.049 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 56 min. 01 sec. W, 523.97 feet to a 60d nail set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

THENCE continuing with the center of said easement, N 01 deg. 58 min. 01 sec. W, 50.00 feet to a 60d nail set for an angle corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

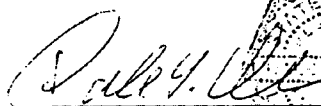
THENCE N 88 deg. 01 min. 59 sec. E, 828.68 feet to a 5/8 inch iron rod set for an interior corner of this tract.

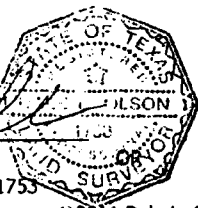
THENCE N 10 deg. 16 min. 41 sec. E, 846.21 feet to a 5/8 inch iron rod set in the north or northeast line of the said 510.086 acre tract for the northwest corner of this tract.

THENCE with the north or northeast line of the 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 368.27 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 11 deg. 08 min. 10 sec. W, 738.80 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 78 deg. 51 min. 50 sec. W, 318.99 feet to a 5/8 inch iron rod set for angle; S 88 deg. 01 min. 59 sec. W, 817.83 feet to the POINT OF BEGINNING, containing 7.049 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 116211-11

Date Created: 12/02/11


FILE No. 8790
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

Date: 9/11/2015

2015 SEP 14 A 9:46

Trustee: Clay E. Morgan


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/4/2013, in the original principal amount of \$43,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/4/2013, executed by Joel Mendoza to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201305434 of the Official Public Records of Victoria County, Texas

Property: (Tract 70) A 5.064 acre tract in the A. E. Noble Survey, A-380 and Indianola Railroad Company Survey Number 5, A-189, Victoria County, Texas.

Date of Sale (first Tuesday of month): October 6, 2015

Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

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

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

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



Clay E. Morgan

Exhibit "A"

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 70, A 5.064 ACRE TRACT IN THE A.E. NOBLE SURVEY AND INDIANOLA RAILROAD CO. SURVEY NO 5, IN VICTORIA COUNTY, TEXAS.

BEING a 5.064 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, and Indianola Railroad Co. Survey No. 5, A-189, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found, in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1094.76 feet to a 5/8 inch iron rod set; N 44 deg. 39 min. 10 sec. E, 1788.99 feet to a 5/8 inch iron rod set at an angle of same and intersection with another 60 foot access easement.

THENCE with the center of the last said 60 foot access easement, N 02 deg. 52 min. 30 sec. E, 648.62 feet to a 5/8 inch iron rod set in the center of a cul-de-sac, for the POINT OF BEGINNING, for the south corner of this tract.

THENCE N 42 deg. 01 min. 25 sec. E, at 60.00 feet pass a 5/8 inch iron rod set for Reference, 667.48 feet in all to a 5/8 inch iron rod set in the northwest line of the 510.086 acre tract and southeast line of the Alene P. Gray 20.59 acre tract, as recorded in Volume 1044, Page 585, Victoria County Deed Records, for the west corner of this tract.

THENCE with the northwest line of the 510.086 acre tract and southwest line of the 20.59 acre tract, N 44 deg. 39 min. 10 sec. E, 263.81 feet to a 5/8 inch iron rod found at the northwest corner of the 510.086 acre tract, for the north corner of this tract.

THENCE with the north line of the 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 647.47 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 44 deg. 50 min. 53 sec. W, at 337.63 feet pass a 5/8 inch iron rod set for Reference, 397.63 feet in all to the POINT OF BEGINNING, containing 5.064 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 116211-70

©2013 Dale L. Olson Surveying Co.

Date Created: 01-28-13

FILE No. 8791
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

2015 SEP 14 A 10:44

Date: September 14, 2015

Trustee: Stephen A. Beal

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

Deidi Casley
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 July 1, 2009, from Maker, Ms. Tammy Brown and Mr. 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: Ms. Tammy Brown and Mr. 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): October 6, 2015

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

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 $06^{\circ} 17'$ 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 $85^{\circ} 01'$ East a distance of 498.4 feet from the Southwest corner of said Farm Lot No. 1;

THENCE South $85^{\circ} 01'$ 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 $06^{\circ} 17'$ 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 $85^{\circ} 01'$ 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 $06^{\circ} 17'$ 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. Huvar

2009 JUL 27 01:49 PM 200908097

PAVLICEK \$23.00

VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8792
County Clerk, Victoria County, Texas


FILED

Notice of Trustee's Sale

2015 SEP 14 A 10:45

Date: September 14, 2015

Trustee: Stephen A. Beal


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Street Address for Trustee: 104 S. 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 May 1, 2015, from Maker, Mr. Eric Xavier Trevino and Ms. Yvette Lopez to Payee, BP-Residential, L.L.C., in the original principal amount of \$59,000.00

Deed of Trust

Date: May 1, 2015

Recording Information: Filed on May 15, 2015, and recorded under document number 201505115 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Eric Xavier Trevino and Ms. Yvette Lopez

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Nine-R (9R), in Block Number "E", of BUHLER ADDITION RESUBDIVISION No. 1, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 7, Page 97D, of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

SUBJECT, HOWEVER, to the utility easements and building set back lines herein covered and as shown by the map and plat of record in Volume 7, Page 97D of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): October 6, 2015

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. 8793
County Clerk, Victoria County, Texas

FILED

2015 SEP 14 A 10:46

Notice of Trustee's Sale

Date: September 14, 2015

Trustee: Stephen A. Beal

Street Address for Trustee: 104 S. 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 September 12, 2013, from Maker, Ms. Esperanza Parker and Mr. Mike Monroe to Payee, BP-Residential, L.L.C., in the original principal amount of \$60,000.00

Deed of Trust

Date: September 12, 2013

Recording Information: Filed on September 18, 2013, and recorded under document number 201311526 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Esperanza Parker and Mr. Mike Monroe

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Fourteen (14), 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 said addition of record in Volume 2, Page 70 of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): October 6, 2015



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


COUNTY CLERK
VICTORIA COUNTY, TEXAS


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

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

HSBC MORTGAGE SERVICES, INC. (HFY)
NUNEZ, JOHN
1407 EAST WARREN AVENUE, VICTORIA, TX 77901

CONVENTIONAL
Our File Number: 15-022005

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 28, 2005, JOHN PAUL NUNEZ AND WIFE, MELISSA CUMPIAN NUNEZ, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200510712, 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

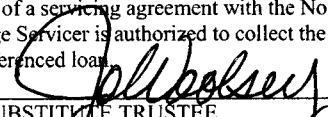
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **October 6, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder 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 TEN (10), IN BLOCK NUMBER EIGHT (8), 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 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.


Property Address: 1407 EAST WARREN AVENUE
VICTORIA, TX 77901
Mortgage Servicer: HSBC MORTGAGE SERVICES, INC.
Noteholder: HSBC MORTGAGE SERVICES INC
636 GRAND REGENCY BLVD.
BRANDON, FLORIDA 33509

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
JO WOOLSEY OR BOB FRISCH OR VICKI
HAMMONDS OR ARNOLD MENDOZA
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

FILED
aw
2015 SEP 14 P 3:09


COUNTY CLERK
VICTORIA COUNTY, TEXAS

HSBC MORTGAGE SERVICES, INC. (HFY)
NUNEZ, JOHN
1407 EAST WARREN AVENUE, VICTORIA, TX 77901

CONVENTIONAL
Our File Number: 15-022005

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 28, 2005, JOHN PAUL NUNEZ AND WIFE, MELISSA CUMPIAN NUNEZ, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **VICTORIA COUNTY, TX** and is recorded under Clerk's File/Instrument Number 200510712, 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

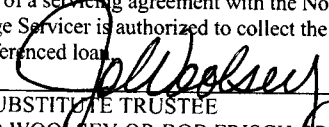
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 6, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **VICTORIA COUNTY, TX** to the highest bidder 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 TEN (10), IN BLOCK NUMBER EIGHT (8), 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 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Property Address: 1407 EAST WARREN AVENUE
VICTORIA, TX 77901
Mortgage Servicer: HSBC MORTGAGE SERVICES, INC.
Noteholder: HSBC MORTGAGE SERVICES INC
636 GRAND REGENCY BLVD.
BRANDON, FLORIDA 33509

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
JO WOOLSEY OR BOB FRISCH OR VICKI
HAMMONDS OR ARNOLD MENDOZA
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

FILED
aw
2015 SEP 14 P 3:09


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Our File Number: 390.100383
Name: JERRY TRAMEL, A MARRIED MAN AND NON-PURCHASING SPOUSE NORMA TRAMEL

NOTICE OF TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

WHEREAS, on November, 7 2008, JERRY TRAMEL, A MARRIED MAN AND NON-PURCHASING SPOUSE NORMA TRAMEL, executed a Deed Of Trust conveying to DON HARRIS as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ALETHES, LLC, A TEXAS LIMITED LIABILITY COMPANY, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 200813173, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TX; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **October 6, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the area in front of the East door of the Courthouse Building, located at 115 North Bridge Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

BEING 2.223 ACRES OF LAND SITUATED IN THE MANUAL ZEPEDA GRANT, ABSTRACT 128 IN VICTORIA COUNTY, TEXAS AND BEING A PROTION OF THAT CERTAIN 200 ACRE TRACT OF LAND (LESS TEXAS HIGHWAY DEPARTMENT RIGHT-OF-WAY TAKING AND FOUND TO BE 196.439 ACRES BY RESURVEY) CONVEYED TO JOE LEE EVANS, AS TRUSTEE, FROM MAYO ANGERSTEIN BE DEED DATED SEPTEMBER 25, 1981, AND RECORDED IN VOLUME 1131, PAGE 781 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 2.223 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS:

MAKE: PALM HARBOR HOMES
MODEL: 858
YEAR: 1996
SERIAL NUMBER: 379360 & 379361
LENGTH & WIDTH: 27.5 X 58
LABEL/SEAL NO. PH07-6627 A/B

FILED
an

2015 SEP 14 P 3: 08

Paidi Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Property Address: 922 HUNTERS CIRCLE
VICTORIA, TX 77905
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

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.

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.

WITNESS MY HAND this day, September 14, 2015.

Jo Woolsey
Jo Woolsey, Bob Frisch, Vicki Hammonds, Janie Steen, Chance Oliver or Bret Allen, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 214-526-7900

EXHIBIT A

BEING 2.223 acres of land situated in the Manuel Zepeda Grant, Abstract 128 in Victoria County, Texas and being a portion of that certain 200 acre tract of land (less Texas Highway Department right-of-way taking and found to be 196.439 acres by resurvey) conveyed to Joe Lee Evans, as trustee, from Mayo Angerstein by deed dated September 25, 1981, and recorded in Volume 1131, Page 781 of the Deed Records of Victoria County, Texas, said 2.223 acre tract of land being more fully described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod set in the present Northwest line of U.S. Highway 59 (as widened to 156 feet), said iron rod being the most Eastern corner of the said Joe Lee Evans, et al 196.439 acre tract;

THENCE S. 62°39'04" W., a distance of 1051.62 feet along the said Northwest line of U.S. Highway 59 to a 5/8 inch iron rod set for the changing of said U.S. Highway from a 156 foot right-of-way to a 120 foot right-of-way;

THENCE N. 45°00'00" W., a distance of 467.43 feet to a 5/8 inch iron rod set for the PLACE OF BEGINNING and the most Eastern corner of the herein described tract;

THENCE S. 45°00'00" W., a distance of 494.38 feet to a 5/8 inch iron rod set in the Northeast line of a 60 foot county road, locally known as Hunter's Circle, said iron rod being the most Southern corner of the herein described tract;

THENCE N. 19°30'30" W., a distance of 63.27 feet along the Northeast line of the said Hunter's Circle to a 5/8 inch iron rod set for the point of curvature of a curve to the left, said iron rod being a corner of the herein described tract;

THENCE in a Northwesterly direction along the Northeast line of the said Hunter's Circle and said curve to the left having a radius of 330.00 feet (chord bearing and distance of N. 32°15'02" W., 145.65 feet), an arch length of 146.86 feet to a 5/8 inch iron rod set for the point of tangency of said curve, said iron rod also being a corner of the herein described tract;

THENCE N. 45°00'00" W., a distance of 13.97 feet along the Northeast line of the said Hunter's Circle to a 5/8 inch iron rod set for the most Western corner of the herein described tract;

THENCE N. 45°00'00" E., a distance of 435.00 feet to a 5/8 inch iron rod set for the most Northern corner of the herein described tract;

THENCE S. 45°00'00" E., a distance of 213.14 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 2.223 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvar

2008 NOV 12 03:44 PM 200813173

SD \$63.00

VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

THIS DOCUMENT WAS FILED BY
& RETURNED TO:

CROSSROADS ABSTRACT & TITLE CO.

J.T.

N.T.

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: October 06, 2015

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.

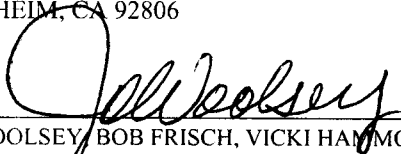
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 06, 2007 and recorded in Document CLERK'S FILE NO. 200703055, AS AFFECTED BY CLERK'S FILE NO. 200714475 AND CLERK'S FILE NO. 200715411 real property records of VICTORIA County, Texas, with BRENT L. CUNNINGHAM AND TINA M. CUNNINGHAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRENT L. CUNNINGHAM AND TINA M. CUNNINGHAM, securing the payment of the indebtednesses in the original principal amount of \$142,702.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CARRINGTON MORTGAGE SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee
c/o BARRITT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED
aw
2015 SEP 14 P 3:11
Didi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING TWO (2) 1.12 ACRE TRACTS OF LAND SITUATED IN THE T. & N. O. R. R. SURVEY NO. 10, ABSTRACT NO. 472, IN VICTORIA COUNTY, TEXAS; SAID 1.12 ACRE TRACTS OF LAND BEING OUT OF THAT 3.362 ACRE TRACT OF LAND CONVEYED TO BERT L. JONES III FROM FRANK SMOLKA BY DEED DATED SEPTEMBER 30, 2004 AND RECORDED IN INSTRUMENT NO 200413535 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS; SAID 1.12 ACRE TRACTS OF LAND ARE DESCRIBED AS TRACT 2 AND TRACT 3, RESPECTIVELY, ARE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 2

BEGINNING AT A 5/8 INCH IRON ROD SET IN THE NORTHEAST LINE OF A 40 FOOT WIDE ROADWAY EASEMENT LOCALLY KNOWN AS BRUCE LANE, SAME BEING THE NORTHEAST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAID IRON ROD BEARS, N. 36 DEG 06' 58" W., A DISTANCE OF 127.66 FEET ALONG SAID JONES NORTHEAST LINE FROM AN EXISTING IRON ROD MARKING THE MOST EASTERN CORNER OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 54 DEG 30' 00" W., A DISTANCE OF 40.00 FEET CROSSING SAID BRUCE LANE TO A POINT IN SOUTHWEST LINE OF BRUCE LANE AND AT A TOTAL DISTANCE OF 382.35 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTHWEST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING A LINE OF THAT 9.09 ACRE TRACT OF LAND CONVEYED TO RICKEY KOOPMAN ET UX BY DEED RECORDED IN VOLUME 1068, PAGE 62 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 36 DEG 06' 58" W., A DISTANCE OF 127.67 FEET ALONG THE SOUTHWEST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING A LINE OF THE SAID KOOPMAN 9.09 ACRE TRACT OF LAND TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 54 DEG 30' 00" E., AT A DISTANCE OF 342.35 FEET A POINT IN THE SOUTHWEST LINE OF BRUCE LANE AND AT A TOTAL DISTANCE OF 382.35 FEET TO A 5/8 INCH IRON ROD SET IN THE NORTHEAST LINE OF BRUCE LANE, SAME BEING THE NORTHEAST LINE OF THE SAID JONES TRACT, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 36 DEG 06' 58" W., A DISTANCE OF 127.67 FEET ALONG THE NORTHEAST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST LINE OF BRUCE LANE TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.12 ACRES OF LAND, MORE OR LESS. (THE TOPS OF ALL SET 5/8 INCH IRON RODS SET WERE CAPPED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED, "BALUSEK-FRANKSON AND ASSOC., INC. VICTORIA, TEXAS.")

TRACT 3

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHEAST LINE OF A 40 FOOT WIDE ROADWAY EASEMENT LOCALLY KNOWN AS BRUCE LANE, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING THE MOST EASTERN CORNER OF THAT 9.09 ACRE TRACT OF LAND CONVEYED TO RICKY KOOPMAN ET UX BY DEED RECORDED IN VOLUME 1068, PAGE 62 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 36 DEG 06' 58" E., (BASE BEARING SHOWN IN JONES DEED) A DISTANCE OF 127.67 FEET ALONG THE NORTHEAST LINE OF BRUCE LANE TO A 5/8 INCH IRON ROD SET IN THE NORTHEAST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAID IRON ROD BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 54 DEG 30' 00" W., A DISTANCE OF 40.00 FEET ACROSS SAID BRUCE LANE TO A POINT IN THE SOUTHWEST LINE OF BRUCE LANE AND AT A TOTAL DISTANCE OF 382.35 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTHWEST LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING A LINE OF THE SAID KOOPMAN 9.09 ACRE TRACT OF LAND, SAID IRON ROD BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 36 DEG 06' 58" W., A DISTANCE OF 127.67 FEET ALONG THE SAID SOUTHWEST LINE OF THE JONES 3.362 ACRE TRACT OF LAND TO A 5/8 INCH IRON ROD SET FOR THE MOST WESTERN CORNER OF THE SAID JONES 3.362 ACRE TRACT OF LAND, SAME BEING AN INTERIOR CORNER OF THE SAID KOOPMAN 9.09 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 54 DEG 30' 00" E., AT A DISTANCE OF 382.35 FEET ALONG THE COMMON LINE OF THE SAID JONES 3.362 ACRE TRACT OF LAND AND THE KOOPMAN 9.09 ACRE TRACT OF LAND TO AN EXISTING CORNER POST IN THE SOUTHWEST LINE OF BRUCE LANE AND AT A TOTAL DISTANCE OF 382.35 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.12 ACRES OF LAND, MORE OR LESS. (THE TOPS OF ALL SET 5/8 INCH IRON RODS WERE CAPPED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED, "BALUSEK-FRANKSON AND ASSOC., INC., OF VICTORIA, TEXAS.")



NOS00000004316089

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: October 06, 2015

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.

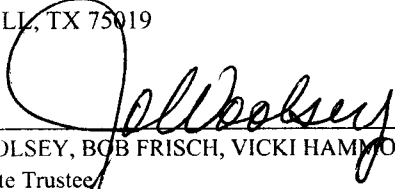
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 12, 2007 and recorded in Document CLERK'S FILE NO. 200712015 real property records of VICTORIA County, Texas, with MARIA R BUCIO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIA R BUCIO, securing the payment of the indebtednesses in the original principal amount of \$128,155.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.


5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED
aw
2015 SEP 14 P 3:12

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS0000005010343

EXHIBIT "A"

BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER FOURTEEN (14), OF TANGLEWOOD SECTION VII, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 43, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000005010343

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: October 06, 2015

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.

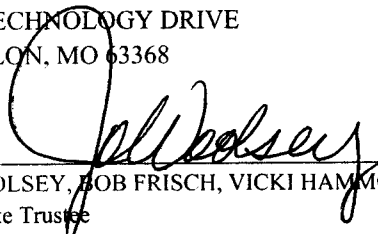
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 25, 2000 and recorded in Document CLERK'S FILE NO. 200002439 real property records of VICTORIA County, Texas, with BONNIE R WILKINSON AND WILLIAM C WILKINSON, grantor(s) and ASSOCIATES FINANCIAL SERVICES COMPANY OF TEXAS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BONNIE R WILKINSON AND WILLIAM C WILKINSON, securing the payment of the indebtednesses in the original principal amount of \$22,973.77, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED
2015 SEP 14 P 3:13



COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING LOT SIX (6), BLOCK THREE (3), TROPICAL ACRES SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 57, MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS20100022000012

Notice of [Substitute] Trustee 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: 10/06/2015

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

**Place: 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**

Property Address: 3102 Bobolink Ln, Victoria, TX 77901

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 08/22/2005 and recorded 08/26/2005 in Document 200512089 real property records of Victoria county Texas, with Jeronimo Garcia and Virginia Garcia grantor(s) and New Century Mortgage Corporation .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Jeronimo Garcia and Virginia Garcia securing the payment of the indebtedness in the original principal amount of **\$ 60,000.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates** is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due. and the owner and holder has requested to sell said property to satisfy said indebtedness.

FILED

2015 SEP 15 P 12: 26

David Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

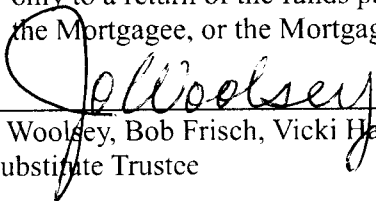
7. **Property to be sold:** The property to be sold is described as follows:

BEING LOT NUMBER TWENTY (20), IN BLOCK NUMBER TWO (2), OF MAYFAIR TERRACE SECTION 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 23, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000**

9. **Limitation of Damages:** 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.



Jo Woolsey, Bob Frisch, Vicki Hammonds or Jamie Steen or Chance Oliver, Bret Allen or Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Notice of [Substitute] Trustee 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: 10/06/2015

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

**Place: 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**

Property Address: 490 Osage Road, Victoria, TX 77905

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 05/06/2005 and recorded 05/10/2005 in Document 200506880 real property records of Victoria county Texas, with Kevin Schultz, a married man and Dinah D. Schultz his non-purchasing spouse grantor(s) and Alethes, LLC., as Lender, Mortgage Electronic Registration Systems, INC., as Beneficiary .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Kevin Schultz, a married man and Dinah D. Schultz his non-purchasing spouse securing the payment of the indebtedness in the original principal amount of **\$ 151,800.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness.

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2015 SEP 15 P 12: 27

Daniel Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

BEING 4.68 Acres of land situated in the Francis M. White Survey, Abstract 343 in Victoria County, Texas, said 4.68 acres of land also being that same 5.00 acre tract of land (save and except a 60.00 roadway easement that is now a county road known as O`Sage Road) conveyed to Charles W. Abshire and wife, Linda G. Abshire by Jack Lee by deed dated October 4, 1983 and recorded in Volume 1448, Page 687 of the Deed Records of Victoria County, Texas, said 4.68 acres of land being more fully described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch iron rod in the Northwest right-of-way line of a 60 foot wide county road known as O`Sage Road, said Iron rod being 60.00 feet Northwest of the East corner of the said 5.00 acre tract of land, said iron rod being the PLACE OF BEGINNING and the East corner of the herein described tract;

THENCE, S. 47°56`31"W., a distance of 233.46 feet along the Northwest right-of- way line of the said O`Sage Road to an existing 5/8 inch iron rod, said iron rod being 60.00 feet Northwest of the South corner of the said 5.00 acre tract of land, said iron rod also being the South corner of the herein described tract;

THENCE, N. 42°03`29" W., a distance of 888.48 feet along the Southwest line of the said 5.00 acre tract of land to an existing 5/8 inch iron rod at the West corner of the said 5.00 acre tract of land, said iron rod also being the West corner of the herein described tract;

THENCE, N. 55°32`53" E., a distance of 181.90 feet along the Northwest line of the said 5.00 acre tract of land to an existing 5/8 inch iron rod at an angle point in the said Northwest line, said iron rod also being a corner of the herein described tract;

THENCE, N. 55°30`52" E., a distance of 53.63 feet along the Northwest line of the said 5.00 acre tract of land to an existing 5/8 inch iron rod at the North corner of the said 5.00 acre tract of land, said iron rod also being the North corner of the herein described tract;

THENCE, S. 42°03`29" E., a distance of 857.33 feet along the Northeast line of the said 5.00 acre tract of land to the PLACE OF BEGINNING, containing within these metes and bounds 4.68 acres of land.

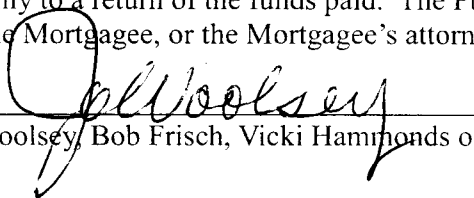
I Hereby Certify that the above fieldnote description was based on as on the ground survey, made under my supervision, on January 20, 1995, and is true and correct to the best of my knowledge and belief.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000**

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** 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.



Jo Woolsey, Bob Frisch, Vicki Hammonds or Jamie Steen or Chance Oliver, Bret Allen Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE No. 8801
County Clerk, Victoria County, Texas

VICTORIA County
Deed of Trust Dated: July 25, 2014
Amount: \$119,900.00
Grantor(s): DANA MOORE

Original Mortgage: TEXAS DOW EMPLOYEES CREDIT UNION
Current Mortgage: TEXAS DOW EMPLOYEES CREDIT UNION

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

Recording Information: Document No. 201408261

Legal Description: BEING LOT NUMBER TWELVE (12) AND THE WEST TWENTY-SIX FEET (26') OF LOT ELEVEN (11), IN BLOCK NUMBER ELEVEN (11), OF CRESTWOOD SOUTH SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 293, PAGE 357 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

Date of Sale: October 6, 2015 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 OR DONNA 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER




SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-006197



OSCAR CABALLERO OR DONNA CABALLERO
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

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2015 SEP 15 P 12:24



COUNTY CLERK
VICTORIA COUNTY, TEXAS

