

NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:** Lot Number Seven (7) in Block Number Three (3) of EASTSIDE Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition duly recorded in the Deed Records of Victoria County, Texas, to which map and plat and its record reference is here made for all purposes.
2. **DATE, TIME, AND PLACE OF SALE:**
The sale is scheduled to be held at the following date, time, and place:
DATE: March 6, 2018
TIME: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter. The sale shall be completed by no later than 1:00 pm.
PLACE: Victoria County Courthouse in Victoria, Texas, at the following location: 101 N. Bridge St., Victoria, Texas 77901 on the steps of the Courthouse.
Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.
3. **TERMS OF SALE:**
The sale will be conducted as a public auction to the highest bidder for cash.
Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.
The sale will be made expressly subject to any title matters, 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.
4. **TYPE OF SALE:**
The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated July 31, 2015, executed by Mark Ramiro Gonzales to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201508411 of the Official Public Records of Victoria County, Texas.
5. **OBLIGATIONS SECURED:**
Date: July 31, 2015
Recording Information: Instrument Number 201508411 of the Official Public Records of Victoria County, Texas.
Obligor/Current Owner of Record: Mark Ramiro Gonzales
Property Description: Lot Number Seven (7) in Block Number Three (3) of EASTSIDE Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition duly recorded in the Deed Records of Victoria County, Texas, to which map and plat and its record reference is here made for all purposes.
Assert and protect your rights as a member of the armed forces under 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.

Questions concerning the sale may be directed to Kelly Garrett Kucera, Attorney, PO Box 5393, Victoria, Texas, 77903, 361-576-0145.

DATED January 2, 2018.

FILED

2018 FEB -5 P 2:11

Deirdre Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Kelly
Kelly Garrett Kucera, Attorney
101 W. Goodwin Ave, Suite 302
Victoria, Texas 77901
(361) 576-0145

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2018 FEB -8 P 2:51

DEED OF TRUST INFORMATION:

Date: 03/24/2003
Grantor(s): LEONARD T. DE LA GARZA AND WIFE, ROSE R. DE LA GARZA
Original Mortgagee: AAMES FUNDING CORP., DBA AAMES HOME LOAN
Original Principal: \$47,500.00
Recording Information: Instrument 200304609
Property County: Victoria
Property:

P. C. Criley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEING ALL OF LOT NO. THIRTEEN (13), IN BLOCK NO. SIX (6), OF MAYFAIR TERRACE SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 23, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 3107 LINDA DRIVE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-BC4

Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper

Current Beneficiary: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-BC4

Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 2018

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

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

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

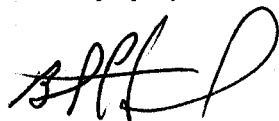
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,

Bonial & Associates, P.C.



Filed: November 2, 2017 2:10 PM
Cathy Stuart
District Clerk
Victoria County, Texas
By: Ellinger, Bobbi

CAUSE NO. 17-08-81406-B

**IN RE: ORDER FOR FORECLOSURE
CONCERNING 3107 LINDA DRIVE,
VICTORIA, TX 77901 UNDER TEX. R.
CIV. PROC. 736**

PETITIONER:

**THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS
TRUSTEE FOR CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES
2003-BC4**

RESPONDENT(S):

**LEONARD T. DE LA GARZA,
DECEASED, ROSE R. DE LA GARZA**

IN THE DISTRICT COURT

VICTORIA COUNTY, TEXAS

135 TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order are Leonard T. De La Garza, Deceased, and Rose R. De La Garza, whose last known address is 3107 Linda Drive, Victoria, TX 77901. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 3107 Linda Drive, Victoria, TX 77901 with the following legal description:

BEING ALL OF LOT NO. THIRTEEN (13), IN BLOCK NO. SIX (6), OF MAYFAIR TERRACE SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 23, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 200304609 and recorded in the real property records of Victoria County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this ____ day of _____, 20__.

Signed: 11/22/2017 02:01 PM


JUDGE PRESIDING

NOTICE OF FORECLOSURE 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.

State of Texas §
 §
County of Victoria §

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

Being Lots Numbers One (1) and Two (2), in Block Number Ten (10), of Brownson Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 11 of the plat records of Victoria County, Texas, to which reference is here made for descriptive purposes, together with all goods, equipment, fixtures, and other personal property, if any, described in the Deed of Trust (hereinafter referred to as the Property”).

2. Instrument to be Foreclosed. The instrument to be foreclosed is that certain Deed of Trust dated July 12, 2007 as follows:

Grantor: Victoria Blue Print Co., Inc.
Recorded in: File No. 200709117 of the Official Public Records of Victoria County, Texas as modified by File No. 201704418 of the Official Public Records of Victoria County, Texas

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

Date: March 6, 2018

Time: The sale will begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale will be completed within such three hour time period.

Place: At the area of the Victoria County Courthouse designated by the commissioner’s court for holding such sales in Victoria County, Texas, or if no area is so designated, at the Courthouse door at which this notice is posted.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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

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

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

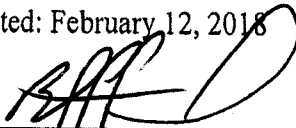
Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. Type of Sale. The sale is a non-judicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Victoria Blue Print Co., Inc.
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$147,000.00, executed by Victoria Blue Print Co., Inc. and Deborah Stange and payable to the order of Wells Fargo Bank, N.A. and (b) all renewals and extensions of the note. Wells Fargo Bank, National Association is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.
7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: February 12, 2018



Paul Fletcher or Steve Brook or
David Garvin or Joe Woolsey or
Bob Frisch or Jodi Steen, or Jamie Steen
Substitute Trustee
745 E. Mulberry, Ste. 700
San Antonio, Texas 78212
(210) 736-6600; (210) 735-6889 (FAX)

FILED

2018 FEB 12 P 1:33


Jodi Steen
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Address of Substitute Trustee:

Jennifer M. Duplissey
c/o Holland & Knight LLP
1100 Louisiana, Suite 4300
Houston, Texas 77002
Attn: L. Bradley Hancock

FILED

2018 FEB 12 P 1:58

DA
P. C. Cosby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS)
)
COUNTY OF VICTORIA)

RECITALS:

1. **120-MP VICTORIA, LTD.**, a Texas limited partnership ("**Borrower**") executed and delivered (a) that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (as modified, amended and assigned, from time to time, the "**Deed of Trust**"), dated as of February 8, 2007, to **ROBERT A. ROSENTHAL**, as Trustee, for the benefit of Citibank, N.A. ("**Original Lender**"), the Deed of Trust being recorded on February 15, 2007, as Instrument No. 200701974 of the Official Public Records of Victoria County, Texas, conveying certain land described on ***Exhibit A*** attached hereto and made part hereof (the "**Land**"), together with all fixtures installed on said land, all Leases and Rents and Profits, all entitlements, appurtenances, easements, rights and privileges pertaining to said land and all of said real and personal property, including, without limitation, all water rights and development rights, and any land lying in the streets, roads or avenues adjoining the Land or any part thereof (collectively, the "**Deed of Trust Pledged Property**"), and (b) that certain Absolute Assignment of Rents and of Landlord's Interest in Leases, dated as of February 8, 2007, (as modified, amended and assigned, from time to time, the "**ALR**"), recorded on February 15, 2007, as Instrument No. 200701975 of the Official Public Records of Victoria County, Texas, whereby Borrower unconditionally and absolutely assigned all of Borrower's right, title and interest in and to the Leases and Rents and Profits (as such terms are defined in the ALR) to Original Lender (collectively, the "**ALR Pledged Property**"). The Deed of Trust Pledged Property and the ALR Pledged Property being hereafter referred to as the "**Property**." All capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Deed of Trust and the ALR.

2. Said conveyances were made for the purpose of securing the payment of the indebtedness described in the Deed of Trust, including but not limited to, the indebtedness evidenced by that certain Fixed Promissory Note (the "Note"), dated as of February 8, 2007, executed by Borrower, as maker, payable to the order of Original Lender, in the stated principal amount of \$3,365,000.00, as such Note is described in the Deed of Trust. The Note, Deed of Trust, ALR and all other documents evidencing, governing or securing the Loan are hereinafter collectively referred to as the "Loan Documents."

3. The Deed of Trust was assigned by Original Lender to **ONE WEST BANK, FSB** ("OWB FSB") pursuant to that certain Assignment of Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated effective November 10, 2010, recorded on January 31, 2011, as Instrument No. 201101045 of the Official Public Records of Victoria County, Texas. The ALR was assigned by Original Lender to OWB FSB pursuant to that certain Assignment of Absolute Assignment of Rents and of Landlord's Interest in Leases, dated effective November 10, 2010, recorded on January 31, 2011, as Instrument No. 201101042 of the Official Public Records of Victoria County, Texas.

4. Effective February 28, 2014, OWB FSB was renamed **ONEWEST BANK, NATIONAL ASSOCIATION** ("OWB N.A.") and changed from a federal savings bank to a national bank.

5. Effective as of August 3, 2015, **CIT GROUP INC.** ("CIT") acquired **IMB HOLDCO LLC**, the parent company of OWB N.A. **CIT BANK**, a Utah-state chartered bank and wholly owned subsidiary of CIT, merged with and into OWB N.A., with OWB N.A. surviving as a wholly-owned subsidiary of CIT with the name **CIT BANK, NATIONAL ASSOCIATION** ("Lender").

6. Borrower and Lender entered into that certain Modification Agreement (Short Form) dated as of March 28, 2017, recorded on March 30, 2017, as Instrument No. 201703615 of the Official Public Records of Victoria County, Texas.

7. The Note and all indebtedness evidenced thereby, including, but not limited to, principal, interest and attorneys' fees and expenses, together with all indebtedness described in and secured by Deed of Trust and/or the Loan Documents are hereinafter collectively referred to as the "Indebtedness."

8. By instrument dated as of January 9, 2018, recorded in the Official Public Records of Victoria County, Texas, styled Removal of Trustee, Appointment of Substitute Trustee, Request to Substitute Trustee, Lender removed **ROBERT A. ROSENTHAL** and any successor or substitute trustee appointed by unrecorded document or otherwise (collectively, the "Original Trustee"), as Trustee under the Deed of Trust, and appointed **JENNIFER M. DUPLISSEY** as the Substitute Trustee thereunder to succeed to and become vested with all of the estate and title of the Original Trustee, as Trustee, in the Deed of Trust Pledged Property, and with all the rights, powers, privileges and authority vested in the Original Trustee, as Trustee, by the terms and conditions of the Deed of Trust.

9. The Indebtedness has matured by its own terms and as such, the Indebtedness is now wholly due and payable.

10. Lender, the present owner and holder of the Indebtedness secured by the Deed of Trust and the Loan Documents, is the beneficiary under the Deed of Trust, and has therefore requested that **JENNIFER M. DUPLISSEY**, as Substitute Trustee, sell the Property as provided in the Deed of Trust and the ALR in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

NOTICE OF SALE:

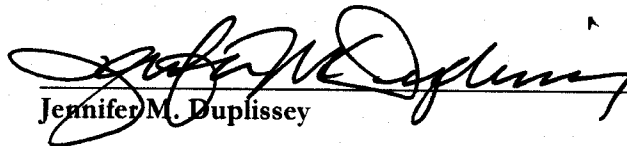
NOTICE IS HEREBY GIVEN, that on **Tuesday, the 6th day of March, 2018**, beginning no earlier than 10:00 a.m. CST and commencing within three (3) hours of such time at the area in front of the East door of the Victoria County Courthouse, located at 115 North Bridge Street, Victoria, Victoria County, Texas, said area having been designated for conducting foreclosure sales in Victoria County by the Commissioners' Court of Victoria County, Texas through that certain document recorded in Volume 1455, Page 522 (Instrument No. 234278) in the Official Public Records of Victoria County, Texas, or at such other place as may be designated by the Commissioners' Court of Victoria County, Texas, I, the undersigned, or my successor as may be later appointed, as Substitute Trustee under the Deed of Trust, will sell the Property by no later than 4:00 p.m. on said day of sale, to the highest bidder for cash; provided that Lender (or its assignee of the Loan Documents, hereinafter, the "Assignee") may bid and become the purchaser of the Property, and all or a portion of the bid of Lender (or the Assignee) may consist of a credit to be given against the Indebtedness owing. If Lender (or the Assignee) is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible. After commencing the sale, the Substitute Trustee conducting the sale may from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00 p.m. on the same day. Lender may withdraw the Property or cancel the foreclosure sale at any time prior to the commencement of the sale.

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. §§ 3901 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.

[Remainder of Page Intentionally Left Blank; Signatures Appear on the Following Page]

EXECUTED as of the 10th day of February, 2018.

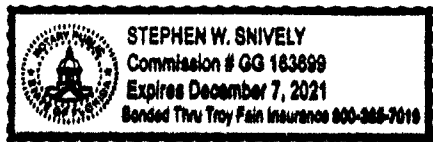
SUBSTITUTE TRUSTEE:

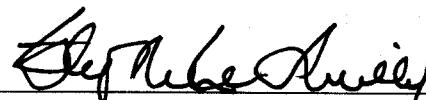

Jennifer M. Duplissey

STATE OF ~~TEXAS~~ FLORIDA)
COUNTY OF ORANGE)

This instrument was acknowledged before me on the 10th day of February, 2018, by JENNIFER M. DUPLISSEY, solely in her capacity as Substitute Trustee.

(SEAL)




Notary Public in and for the State of ~~Texas~~ FLORIDA

STEPHEN W. SNIVELY
Notary's Name Typed or Printed

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF LAND


Lot One-R (1R), Block 128, ORIGINAL TOWNSITE RESUBDIVISION NO. 32, an Addition to the City of Victoria, VICTORIA County, Texas, according to the map or plat thereof recorded in Volume 7, Page 83-C, of the Plat Records of VICTORIA County, Texas.

FILE No. 9337
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

2018 FEB 13 A 11:00


HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 8, 2018
Trustee: Clay E. Morgan
Lender: WC Ranches, LLC
Note: Real Estate Lien Note dated 1/15/2016, in the original principal amount of \$55,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/16/2016, executed by Dakota W. Gadel and Shasta R. Gadel to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201600509 of the Official Public Records of Victoria County, Texas

Property: (Tract 26, Sec. 2) a 5.519 acre tract in the G.A. Levi Survey, A-373 in Victoria County, Texas.

Date of Sale (first Tuesday of month): March 6, 2018

Time of Sale: 1:00 p.m. to 4:00 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, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbccolocal.net

FIELD NOTES FOR A 5.519 ACRE TRACT IN THE G.A. LEVI SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 26, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.519 acre tract or parcel of land out of and being a part of the G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cilburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cilburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the southeast line of the Nine Mile Investments 423.001 acre tract and northwest line of the Javer 301.77 acre tract, S 43 deg. 56 min. 33 sec. W, at 36.04 feet pass a 5/8 inch iron rod found for reference in the south line of Willow Creek Ranch Road, 2723.83 feet in all to a rock found near a fence corner, the north corner of that certain 263 acre tract described as Tract 1 in a deed from Natalan Mayer to Nelson Janssen, recorded in Vol. 310, Page 320, Victoria County Official Records, the west corner of the Javer 301.77 acre tract, for an angle of the 423.001 acre tract.

THENCE continuing with a northwest line of the Janssen 263 acre tract and the southeast line of the 423.001 acre tract, S 44 deg. 03 min. 22 sec. W, 3510.63 feet to a 5/8 inch iron rod found at an interior corner of the Janssen 263 acre tract and the south corner of the 423.00 acre tract.

THENCE with a northeast line of the Janssen 263 acre tract and the southwest line of the 423.001 acre tract, N 35 deg. 42 min. 28 sec. W, 1778.32 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the south corner of this tract.

THENCE continuing with said line, N 35 deg. 42 min. 28 sec. W, 583.29 feet to a rock found in the southeast line of that certain 21.513 acre tract described as Tract III in the before said deed to Nelson Janssen, the most southerly west corner of the 423.001 acre tract, for the west corner of this tract.

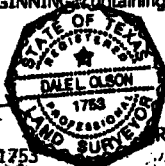
THENCE with the southeast line of the Janssen 21.513 acre tract and lower northwest line of the 423.001 acre tract, N 45 deg. 35 min. 25 sec. E, 377.79 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 44 deg. 30 min. 21 sec. E, at 533.14 feet pass a 5/8 inch iron rod set in the northwest line of Sumac Road, a 60 foot roadway easement, 563.14 feet in all to a point in the center of same, for the east corner of this tract.

THENCE with the center of Sumac road, S 43 deg. 56 min. 33 sec. W, at 167.43 feet pass a 5/8 inch iron rod set in a cul-de-sac at the termination of same, 467.18 feet in all to the POINT OF BEGINNING containing 5.519 acres of land.

Dale L. Olson

Dale L. Olson
Reg. Pro. Land Surveyor 1753



©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s_26

Michael D. Olson
Reg. Pro. Land Surveyor 5386

Date Created: 7-31-15

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas

January 15, 2016 01:42:16 PM

ORIGINAL SCANNED &
RETURNED TO:
Aleece Schroeder
DATE 01-15-2016

DENAG

FEE: \$48.00
D/T

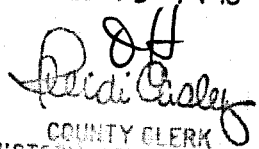
201600509

FILE No. 9338
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

2018 FEB 13 A 10:59


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 8, 2018

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/30/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/30/2015, executed by Edward Benoit Jr. & Brittney Benoit to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201512082 of the Official Public Records of Victoria County, Texas

Property: (Tract 46, Sec.2) - A 5.688 acre tract in the G.A. Levi Survey, A-373 in Victoria County, Texas

Date of Sale (first Tuesday of month): March 6, 2018

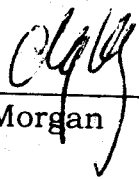
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.688 ACRE TRACT IN THE G.A. LEVI SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 46, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.688 acre tract or parcel of land out of and being a part of the G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the south line of the Nine Mile Investments 510.086 acre tract and north line of the 423.001 acre tract, of which this is a part, along the center of Willow Creek Ranch Road, N 79 deg. 43 min. 19 sec. W, 1193.43 feet to a point where same intersects the center of Slippery Elm Road, a 60 foot roadway easement.

THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 661.75 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Slippery Elm Road, along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 18 min. 30 sec. W, 200.06 feet; 703.26 feet along the arc to a point at the end of same.

THENCE continuing with the center of Slippery Elm Road, S 43 deg. 56 min. 33 sec. W, 1804.94 feet to a point where same intersects the center of Ironwood Road, a 60 foot roadway easement.

THENCE with the center of Ironwood Road, N 46 deg. 03 min. 27 sec. W, 480.00 feet to a point in the center of a cul-de-sac of Ironwood Road, for the POINT OF BEGINNING, for the east corner of this tract, from which a 5/8 inch Iron rod Set for Reference in the southwest line of the said cul-de-sac bears S 43 deg. 56 min. 33 sec. E, 60.00 feet.

THENCE S 43 deg. 56 min. 33 sec. W, 455.00 feet to a 5/8 inch iron rod set for the south corner of this tract.

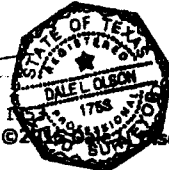
THENCE N 46 deg. 03 min. 27 sec. W, 557.00 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 43 deg. 56 min. 33 sec. E, 434.73 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 48 deg. 08 min. 30 sec. E, at 497.37 feet pass a 5/8 inch iron rod set in the before said cul-de-sac of Ironwood Road, 557.37 feet in all to the POINT OF BEGINNING, containing 5.688 acres of land.

Dale L. Olson

Dale L. Olson
Reg. Pro. Land Surveyor
Order# 15-323-32s_46



Michael D. Olson
Reg. Pro. Land Surveyor 5386
Olson Surveying Co.
Date Created: 7-31-15

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas

November 02, 2015 09:27:42 AM

DENAG

FEE: \$48.00
D/T

201512082

ORIGINAL SCANNED &

RETURNED TO:


Gabriella Herrera

DATE 11-02-2015

Notice of Trustee's Sale

FILED

2018 FEB 13 A 10:58


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 8, 2018

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/28/2015, in the original principal amount of \$59,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/28/2015, executed by Pomposa Calbillo to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201511951 of the Official Public Records of Victoria County, Texas

Property: (Tract 65, Sec. 2) - A 5.486 acre tract in the Day Land and Cattle Company Survey, A-190 in Victoria County, Texas.

Date of Sale (first Tuesday of month): March 6, 2018


Time of Sale: 1:00 p.m. to 4:00 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, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbglobal.net

FIELD NOTES FOR A 5.486 ACRE TRACT IN THE DAY LAND AND CATTLE CO. SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 65, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.486 acre tract or parcel of land out of and being a part of the Day Land and Cattle Co. Survey, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Ciburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Ciburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the south line of the Nine Mile Investments 510.086 acre tract and north line of the 423.001 acre tract, of which this is a part, along the center of Willow Creek Ranch Road, N 79 deg. 43 min. 19 sec. W, 1193.42 feet to a point where same intersects the center of Slippery Elm Road, a 60 foot roadway easement.

THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 661.75 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Slippery Elm Road, along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 18 min. 30 sec. W, 200.06 feet; 203.26 feet along the arc to a point at the end of same.

THENCE continuing with the center of Slippery Elm Road, S 43 deg. 56 min. 33 sec. W, 916.89 feet to a point where same intersects the center of Weeping Willow Road, a second 60 foot roadway easement.

THENCE with the center of Weeping Willow Road, N 40 deg. 08 min. 30 sec. W, 2065.81 feet to a point for the POINT OF BEGINNING, for the south corner of this tract, from which a 5/8 inch iron rod set for reference in the northwest line of the said cul-de-sac bears N 48 deg. 08 min. 30 sec. E, 60.00 feet.

THENCE N 48 deg. 08 min. 30 sec. W, 520.03 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 43 deg. 56 min. 13 sec. E, at 146.81 feet intersecting the center of a creek, continuing with the center of said creek a total of 340.66 feet to a point for the north corner of this tract.

THENCE continuing with the center of said creek, S 89 deg. 59 min. 50 sec. E, 82.96 feet to a point; S 74 deg. 51 min. 59 sec. E, 121.90 feet to a point for an angle; S 88 deg. 10 min. 20 sec. W, 133.19 feet to a point; S 58 deg. 38 min. 08 sec. E, 190.18 feet to a point for the east corner of this tract.

THENCE leaving said creek, S 36 deg. 32 min. 38 sec. W, at 519.73 feet pass a 5/8 inch iron rod set in the before said cul-de-sac of Weeping Willow road, 579.73 feet in all to the POINT OF BEGINNING, containing 5.486 acres of land.

Dale L. Olson
Dale L. Olson
Reg. Pro. Land Surveyor 1753
Order# 15-323-32s_65



Michael D. Olson
Michael D. Olson
Reg. Pro. Land Surveyor 5386
©2015 Dale L. Olson Surveying Co.
Date Created: 7-31-15

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Heidi Easley
Heidi Easley, County Clerk
Victoria County Texas

October 28, 2015 02:20:08 PM

DHYAK

FEE: \$48 00
D/T

201511951

ORIGINAL SCANNED &
RETURNED TO:

GABRIELLE HERRERA

DATE 10-28-15

Notice of Trustee's Sale

FILED

2018 FEB 13 AM 10:57

P. C. Criley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 8, 2018

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/28/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/28/2015, executed by William Creager to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201511949 of the Official Public Records of Victoria County, Texas

Property: (Tract 64, Sec. 2) - A 5.149 acre tract in the Day Land and Cattle Company Survey, A-477, Victoria County Texas.

Date of Sale (first Tuesday of month): March 6, 2018

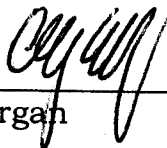
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.149 ACRE TRACT IN THE DAY LAND AND CATTLE CO. SURVEY
IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 64, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.149 acre tract or parcel of land out of and being a part of the Day Land and Cattle Co. Survey, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the south line of the Nine Mile Investments 510.086 acre tract and north line of the 423.001 acre tract, of which this is a part, along the center of Willow Creek Ranch Road, N 79 deg. 43 min. 19 sec. W, 1193.42 feet to a point where same intersects the center of Slippery Elm Road, a 60 foot roadway easement.

THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 661.75 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Slippery Elm Road, along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 18 min. 30 sec. W, 200.06 feet; 203.26 feet along the arc to a point at the end of same.

THENCE continuing with the center of Slippery Elm Road, S 43 deg. 56 min. 33 sec. W, 916.89 feet to a point where same intersects the center of Weeping Willow Road, a second 60 foot roadway easement.

THENCE with the center of Weeping Willow Road, N 40 deg. 08 min. 30 sec. W, 2065.81 feet to a point for the POINT OF BEGINNING, for the east corner of this tract, from which a 5/8 inch iron rod set for Reference in the southwest line of the said cul-de-sac bears N 41 deg. 51 min. 31 sec. E, 60.00 feet.

THENCE S 41 deg. 51 min. 31 sec. W, 425.00 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 48 deg. 08 min. 30 sec. W, 535.45 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 43 deg. 56 min. 13 sec. E, 425.28 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 48 deg. 08 min. 30 sec. E, at 460.03 feet pass a 5/8 inch iron rod set in the before said cul-de-sac of Weeping Willow road, 520.03 feet in all to the POINT OF BEGINNING, containing 5.149 acres of land.

Dale L. Olson

Dale L. Olson
Reg. Pro. Land Surveyor 1753
Order# 15-323-32s_64



Michael D. Olson
Reg. Pro. Land Surveyor 5386
©2015 Olson Surveying Co.
Date Created: 7-31-15

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas

October 28, 2015 02:20:08 PM

ORIGINAL SCANNED &
RETURNED TO:

GABRIELE HERRERA

DATE 10-28-15

DHYAK

FEE \$48 00
D/T

201511949

Notice of Trustee's Sale

FILED

2018 FEB 13 A 10:56


HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 8, 2018
Trustee: Clay E. Morgan
Lender: WC Ranches, LLC
Note: Real Estate Lien Note dated 5/19/2016, in the original principal amount of \$54,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/19/2016, executed by Catherine Orta and Ryan Glass to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201605675 of the Official Public Records of Victoria County, Texas

Property: Tract 27 - Sec. 2, a 5.182 acre tract in the G.A. Levi Survey, A-373, Victoria County, Texas

Date of Sale (first Tuesday of month): March 6, 2018

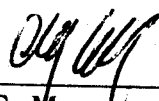
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.182 ACRE TRACT IN THE G.A. LEVI SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 27, Willow Creek Ranch 2, an unrecorded subdivision, a 5.182 acre tract or parcel of land out of and being a part of the G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Ciburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Ciburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the southeast line of the Nine Mile Investments 423.001 acre tract and northwest line of the Javer 301.77 acre tract, S 43 deg. 56 min. 33 sec. W, at 36.04 feet pass a 5/8 inch iron rod found for Reference in the south line of Willow Creek Ranch Road, 2723.83 feet in all to a rock found near a fence corner, the north corner of that certain 263 acre tract described as Tract 1 in a deed from Natalan Mayer to Nelson Janssen, recorded in Vol. 310, Page 320, Victoria County Official Records, the west corner of the Javer 301.77 acre tract, for an angle of the 423.001 acre tract.

THENCE continuing with a northwest line of the Janssen 263 acre tract, S 44 deg. 03 min. 22 sec. W, 3510.63 feet to a rock found at an interior corner of the Janssen 263 acre tract and angle corner of the 423.001 acre tract.

THENCE with a northeast line of the Janssen 263 acre tract and the southwest line of the 423.001 acre tract, N 35 deg. 42 min. 28 sec. W, 2361.61 feet to a rock found in the northwest line of the Levi Survey and southeast line of the I.R.R. Co. No. 7, Survey, A-198, at an interior corner of the 423.001 acre tract, the east corner of a 21.513 acre tract described as Tract III in the before said deed to Janssen.

THENCE with the southeast line of the Janssen 21.513 acre tract and I.R.R. Co. No. 7 Survey and the northwest line of the 423.001 acre tract and G.A. Levi Survey, N 45 deg. 35 min. 25 sec. E, 377.79 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the west corner of this tract.

THENCE continuing with said line, N 43 deg. 35 min. 25 sec. E, 405.00 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 44 deg. 30 min. 21 sec. E, at 521.49 feet pass a 5/8 inch iron rod set for reference in the northwest line of Sumac Lane, a 60 foot roadway easement, 551.49 feet in all to the center of Sumac Lane, for the east corner of this tract.

THENCE with the center of Sumac Lane, S 43 deg. 56 min. 33 sec. W, 405.15 feet to a point for the south corner of this tract,

THENCE N 44 deg. 30 min. 21 sec. W at 30.00 feet pass a 5/8 inch iron rod set for reference in the northwest line of Sumac Road, 563.14 feet in all to the POINT OF BEGINNING, containing 5.182 acres of land.

Dale L. Olson

Dale L. Olson
Reg. Pro. Land Surveyor 1753



Order# 15-323-32s_27

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2015 Olson Surveying Co.
Date Created: 7-31-15

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas

May 20, 2016 03 59 16 PM

ORIGINAL SCANNED &
RETURNED TO:

Heather Hylbner

DATE 5-20-2016

DENAG

FEE \$48 00
D/T

201605675

FILE No. 9342
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

2018 FEB 13 A 10:56

P. D. Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 8, 2018

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 8/15/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 8/15/2012, executed by Lisa Broll to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201209506 of the Official Public Records of Victoria County, Texas

Property: (Tract 15) 5.015 Acres out of the Indianola Railroad Co., Survey #9, A-190, Victoria County, Texas

Date of Sale (first Tuesday of month): March 6, 2018

Time of Sale: 1:00 p.m. to 4:00 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

Clay E. Morgan

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. 15, A 5.015 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.015 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 Weidon 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. 58 min. 01 sec. W, 1108.27 feet to a 5/8 inch iron rod set at the beginning of a curve to the left.

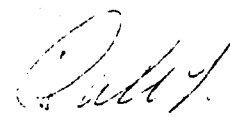
THENCE with the said curve to the left whose radius is 270.00 feet; whose long chora bears N 20 deg. 43 min. 46 sec. W, 173.69 feet; 176.83 feet along the arc to a 5/8 inch iron rod set at end of said curve for the POINT OF BEGINNING, the south corner of this tract, from which a 5/8 inch iron rod set for Reference in the northeast line of said easement bears N 35 deg. 34 min. 28 sec. E, 31.05 feet.

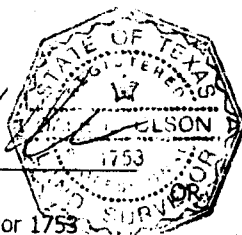
THENCE continuing with the center of said 60 foot easement, N 39 deg. 29 min. 30 sec. W, 317.63 feet to a 5/8 inch iron rod set in the center of a 60 foot radius cul-de-sac at termination of said 60 foot easement, for the west corner of this tract, from which a 5/8 inch iron rod set for Reference bears N 36 deg. 37 min. 26 sec. E, 60.00 feet.

THENCE N 36 deg. 37 min. 26 sec. E, 687.67 feet to a 5/8 inch iron rod set in the northeast line of the 510.086 acre tract for the north corner of this tract.

THENCE with the northeast line of the 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 294.36 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 35 deg. 34 min. 28 sec. W, 764.02 feet to the POINT OF BEGINNING, containing 5.015 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 116211-15

Date Created: 12/13/11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

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, by that certain Deed of Trust dated January 14, 2005, executed by GILBERT GARCIA (the "Grantor"), to TROY GOTSCHALL (the "Trustee"), recorded in Instrument #200500998 DEED RECORDS, VICTORIA County, Texas, reference to which is hereby made for all purposes, Grantors conveyed to the Trustee that certain real property hereinafter described, ("the Property"), which Deed of Trust secures the payment of that certain \$17,490.00 promissory note ("the Note") therein described; and

WHEREAS, FCI Lender Services, Inc. whose address is P.O. Box 27370, Anaheim Hills, CA 92809-0112, is the duly authorized mortgage Servicer for Arcadian Mortgage, who is the Mortgagee; and

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

WHEREAS, default has occurred under the terms of the Note and Deed of Trust, and the entire unpaid principal balance and all accrued but unpaid interest owing under the Note has been accelerated and is now wholly due, and the owner and holder of the Note has requested the undersigned to sell the Property in accordance with Section 51.002 of the Texas Property Code and the terms of the Deed of Trust, in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday March 6, 2018, that being the first Tuesday of said month, between 11:00 o'clock a.m. and three (3) hours thereafter, the undersigned will sell the Property AT THE AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE, 115 NORTH BRIDGE STREET, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, VICTORIA COUNTY, TEXAS as the area where such sales are to take place. The Property will be sold to the highest bidder for cash.

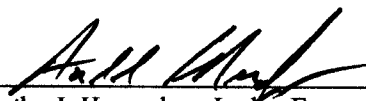
The Real Property is described as follows:

TRACT I: BEING Lot Number Thirty-Two (32), in Block Number One (1) of TANGERINE UNIT I, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 146, Map and Plat Records, Victoria County, Texas; Reference to which is here now made for all purposes.

TRACT II: BEING a yard and outdoor use easement across a portion of Lot Number Thirty-One (31), in Block Number One (1), of TANGERINE UNIT I, an addition to the City of Victoria, Victoria County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

More commonly known as 408 Rattan Drive, Victoria, TX 77901-3732

EXECUTED as of February 13, 2018.



Timothy J. Harvard, or Leslye Evans, or Jo Woolsey, or W.D. Larew, or Vicki Hammonds, or Arnold Mendoza, as Substitute Trustee



EXHIBIT "A"

**YARD USE EASEMENT
Out of Lot 31, Block 1
Tangerine Unit I Subdivision**

THE STATE OF TEXAS §

COUNTY OF VICTORIA §

BEGINNING at the most Easterly corner of Lot 31, Block 1, Tangerine Unit I Subdivision, as recorded December 11, 1981, in Volume 6, Page 146, Plat Records of Victoria County, Texas;

THENCE South 44° 47' 05" West a distance of 51.1 feet to a point for a corner;

THENCE North 45° 51' 15" West a distance of 11.5 feet to a point for a corner;

THENCE North 44° 57' 05" East with the Southeasterly wall of the garage and residence a distance of 29.1 feet to a point for a corner;

THENCE with the front of the garage North 45° 51' 15" West a distance of 1.4 feet to a point for a corner;

THENCE North 44° 47' 05" East a distance of 22.0 feet to a point for a corner;

THENCE with the Southwesterly boundary line of Rattan Drive South 45° 51' 15" East a distance of 12.9 Feet to the PLACE OF BEGINNING.

**UPON RECORDING, PLEASE RETURN TO:
WHITAKER, CHALK, SWINDLE & SCHWARTZ PLLC
301 Commerce Street, Suite 3500
Fort Worth, Texas 76102
Attn: LoVonda Van Doren**

FILED

2018 FEB 13 A 11:31

DG

Pearl Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS