

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: April 04, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 1993 and recorded in Document VOLUME 0092, PAGE 769 real property records of VICTORIA County, Texas, with THELMA J. ROCHA AND GUADALUPE ROCHA, JR., grantor(s) and VICTORIA BANK & TRUST COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THELMA J. ROCHA AND GUADALUPE ROCHA, JR., securing the payment of the indebtednesses in the original principal amount of \$34,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, OR DONNA CABALLERO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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: _____

2017 JAN 30 P 12:33

COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING LOT NO. TWENTY-SIX (26), IN BLOCK NO. SIX (6), OF HIGH SCHOOL TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 72, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HERE NOW MADE FOR ALL PURPOSES.



NOS00000006554836

C&S No. 44-15-0333 / FHA / Yes
JPMorgan Chase Bank, National Association

FILE No. 9141
County Clerk, Victoria County, Texas

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: July 11, 2007

Grantor(s): Larry J. Garibay and wife, Diana G. Garibay

Original Trustee: George M. Shanks, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for NTFN, Inc., its successors and assigns

Recording Information: Clerk's File No. 200709166, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/04/2017 Earliest Time Sale Will Begin: 11:00 AM

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.

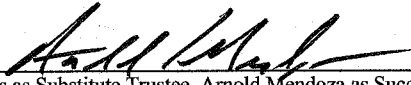
Legal Description:

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER SEVEN (7), OF THE HAMLET, 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 94 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Leslye Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Sandra Mendoza as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Dan Hart as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Maryna Danielian as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

FILED

2017 JAN 30 P 1:05

COUNTY CLERK
VICTORIA COUNTY, TEXAS



4607833

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED

2017 JAN 30 P 1:07

Deirdre Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS#: 17-18000

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/12/2007, AMY R. SMITH, A SINGLE WOMAN AND TAYLOR IMES, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of DAVID W. MANN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CITIZENS MORTGAGE CORP. A TEXAS CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$52,980.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CITIZENS MORTGAGE CORP. A TEXAS CORPORATION, which Deed of Trust is Recorded on 12/13/2007 as Volume 200715609, Book , Page , in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

BEING LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER EIGHT (8), OF PARKWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 26, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Commonly known as: **1510 E MIMOSA AVE, VICTORIA, TX 77901**

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 **Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza**

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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 4/4/2017 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **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**

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

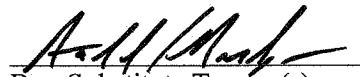
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

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.

WITNESS, my hand this 1/27/2017



By: Substitute Trustee(s)

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: BEING LOT NO. FIVE (5), IN BLOCK NO. THREE (3), OF OAK RIDGE 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 71 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/22/2012 and recorded in Document 201205882 real property records of Victoria County, Texas.

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

Date: 04/04/2017
Time: 11:00 AM
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

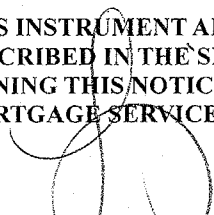
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

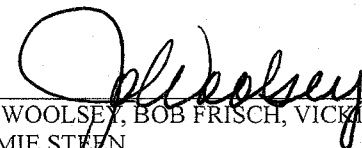
5. Obligations Secured. The Deed of Trust executed by ALFRED C. BORREGO AND MARIA A. BORREGO, provides that it secures the payment of the indebtedness in the original principal amount of \$246,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. FINANCE OF AMERICA REVERSE LLC obtained a Order from the 24th District Court of Victoria County on 02/06/2017 under Cause No. 16-11-80323-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR
JAMIE STEEN
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILED

2017 FEB 13 P 1:41


D6
HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2017 FEB 16 P 1:19

VICTORIA County
Deed of Trust Dated: July 31, 2015
Amount: \$170,877.00
Grantor(s): ILENE GARCIA and NOVERTO GARCIA, JR.

 DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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. 201508481

Legal Description: BEING LOT NUMBER NINE (9), IN BLOCK NUMBER THIRTY-FOUR (34), OF QUAIL CREEK WEST, BLOCK 34, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 30, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: April 4, 2017 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.

JO WOOLSEY OR BOB FRISCH, VICKI HAMMONDS, ARNOLD MENDOZA, SANDRA MENDOZA OR JAMIE STEEN 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.

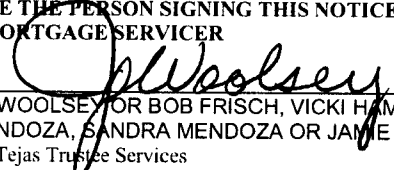
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-018116


JO WOOLSEY OR BOB FRISCH, VICKI HAMMONDS, ARNOLD MENDOZA, SANDRA MENDOZA OR JAMIE STEEN
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

Notice of Foreclosure Sale

February 17, 2017

FILED

2017 FEB 21 A 10:31

Debra L. Woods
DH
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust:

Dated: February 6, 2008

Grantors: Bruce E. Woods and Debra L. Woods

Trustee: Dennis J. Kowalik

Lender: GymX.com, Inc.

Recorded in: Instrument# 200801632 of the real property records of Victoria County, Texas

Legal Description: Real Property in Victoria County, Texas, more fully described in the attached Exhibit A incorporated herein in its entirety for all purposes

Secures: Note in the original principal amount of \$300,000, executed by Bruce E. Woods and Debra L. Woods and payable to the order of GymX.com, Inc.

Property: The Original Property. See Legal Description, above

Substitute Trustee: John R. Francis

Substitute Trustee's Address: 2584 Blue Meadow Dr., Temple, Bell County, Texas 76502

Foreclosure Sale:

Date: Tuesday, April 4, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Victoria County Courthouse, at the place designated for such sales by the Commissioners' Court for Victoria County, Texas (on the steps of the county courthouse, or as designated by the County Commissioners)

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash or cashier's check only, except that GymX.com, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, GymX.com, Inc., the owner and holder of the Note, has requested John R. Francis, Substitute Trustee, to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of GymX.com, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with GymX.com, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, John R. Francis, Substitute Trustee, will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If GymX.com, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by GymX.com, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

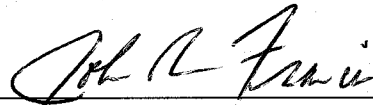
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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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.

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JOHN R. FRANCIS

Substitute Trustee and Attorney for GymX.com, Inc.

State Bar Card No. 07358500

Cure & Francis, P.A.

Bentwood Professional Plaza

2584 Blue Meadow Drive

Temple, Texas 76502

Telephone No.: (254) 778-3669

Facsimile No.: (254) 773-2477

Email: jrfpilaw76@gmail.com

EXHIBIT A

All that certain lot, tract or parcel of land, being all of Lot No. Two (2) and the rectangular North thirty-eight feet, ten inches (38'10") of Lot No. One (1), in Block No. One Hundred Twenty-One (121) of JESSELL'S ADDITION N/K/A NORTH HEIGHTS ADDITION, to the City of Victoria, in Victoria County, Texas, according to the map and plat of said Addition recorded in Volume 20, Page 444 of the Deed Records of Victoria County, Texas, to which reference is here made, and more particularly described by metes and bounds as follows:

BEGINNING at a point in the West line of Lot No. 1, in Block No. 121, said point being also in the East line of Louis Street and being 100 feet in a northerly direction from the Southwest corner of said Lot No. 1 and also of said Block No. 121;

THENCE at right angles and in an easterly direction parallel to the South line of said Lot No. 1, a distance of 138 feet, 10 inches to the East line of said Lot No. 1;

THENCE at right angles and in a northerly direction parallel with the West line of said Lot No. 1, at 38 feet, 10 inches pass the Southeast corner of Lot No. Two (2) in said Block No. 121, and continuing for a total distance of 177 feet, 8 inches to the Northeast corner of Lot No. 2 in Block No. 121, in the South line of San Antonio Street;

THENCE at right angles and in a westerly direction and along the North line of Lot No. 2, in Block No. 121, the South line of San Antonio Street, a distance of 138 feet, 10 inches to the Northwest line of Lot No. 2 in Block No. 121, in the East line of Louis Street;

THENCE at right angles in a southerly direction along the West line of Lot No. 2 in Block No. 121, the East line of Louis street, at 138 feet, 10 inches pass the Southwest corner of Lot No. 2, in Block 121, and continuing for a total distance of 177 feet, 8 inches, to the place of **BEGINNING**.

Our File Number: 390.101057

Name: BRANDY R GIBSON AND MICHAEL W GIBSON JR., AS COMMUNITY PROPERTY

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 April, 18 2007, BRANDY R GIBSON AND MICHAEL W GIBSON JR., AS COMMUNITY PROPERTY, executed a Deed Of Trust conveying to NANCY J. SCHRIEDEL as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WORLDWIDE MORTGAGE COMPANY, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 200705762, 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, April 4, 2017 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, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code 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:

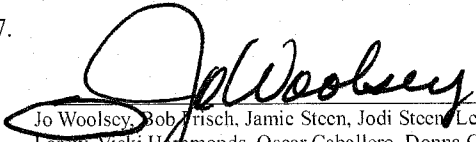
BEING TRACT NUMBER THIRTY-TWO (32) OF CRESCENT VALLEY MEADOWS, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, AT PAGE 35 A&B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES. TO INCLUDE THE MANUFACTURED HOUSING UNIT DESCRIBED AS: MAKE: CMH MANUFACTURING, INC., MODEL: LEGEND, YEAR: 2007, SERIAL NUMBER(S): CSS008260TXA/B, LABEL/SEAL NUMBER(S): HWC0380692/693 WIDTH AND LENGTH: 31X56.

Property Address: 173 DILLON COURT
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, Feb. 22 2017.


Jo Woolsey, Bob Frisch, Jamic Steen, Jodi Steen, Leslyc Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Oscar Caballero, Donna Caballero, Arnold Mendoza, Frederick Brigham, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Pamela Thomas, Chance Oliver or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140

FILED

2017 FEB 22 P 12:42


HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

DEED OF TRUST INFORMATION:

Date: 11/30/2006
Grantor(s): JOHN HERNANDEZ
Original Mortgagee: NATIONSTAR MORTGAGE LLC
Original Principal: \$108,100.00
Recording Information: Instrument 200616208
Property County: Victoria
Property:

2017 FEB 27 P 1:34

DG
Vicki Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER FOURTEEN (14), OF CIMARRON UNIT 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 5, PAGE 39 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 506 TAOS DRIVE, VICTORIA, TX 77904

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 NATIONSTAR HOME EQUITY LOAN TRUST 2007-A

Mortgage Servicer: Nationstar Mortgage LLC

Current Beneficiary: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-A

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of April, 2017

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): Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Buckley Madole, P.C.

J Woolsey

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: April 04, 2017

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

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

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

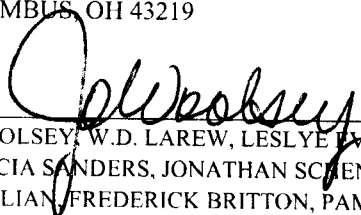
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 1993 and recorded in Document VOLUME 0092, PAGE 769 real property records of VICTORIA County, Texas, with THELMA J. ROCHA AND GUADALUPE ROCHA, JR., grantor(s) and VICTORIA BANK & TRUST COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THELMA J. ROCHA AND GUADALUPE ROCHA, JR., securing the payment of the indebtednesses in the original principal amount of \$34,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS OR BARBARA SANDOVAL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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: _____

FILED

2017 FEB 27 P 1:40

DG

COUNTY CLERK
VICTORIA COUNTY, TEXAS



0000006554836

VICTORIA

EXHIBIT "A"

BEING LOT NO. TWENTY-SIX (26), IN BLOCK NO. SIX (6), OF HIGH SCHOOL TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 72, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HERE NOW MADE FOR ALL PURPOSES.



NOS0000006554836

2017 MAR -3 A 9:12

NOTICE OF TRUSTEE'S SALE


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:**

BEING Lot Number Six (6), in Block Number Twelve (12), of MORNINGSIDE ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 3, at Page 32, of the Plat Records of Victoria County, Texas.

2. **DATE, TIME, AND PLACE OF SALE:**

The sale is scheduled to be held at the following date, time, and place:

DATE: April 4, 2017

TIME: The sale shall begin no earlier than 2:00 pm or no later than three hours thereafter. The sale shall be completed by no later than 5:00 pm.

PLACE: Victoria County Courthouse in Victoria, Texas, at the following location: 115 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 refiling 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 May 1, 2013, executed by **Eddie Soto and Monica Garcia** to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201700103 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

Date: May 1, 2013

Recording Information: Instrument Number 201700103 of the Official Public Records of Victoria County, Texas.

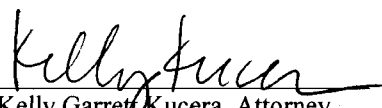
Obligor/Current Owner of Record: Eddie Soto and Monica Garcia

Property Description: *BEING Lot Number Six (6), in Block Number Twelve (12), of MORNINGSIDE ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 3, at Page 32, of the Plat Records of Victoria County, Texas.*

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 March 3, 2017.


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

FILE No. 9165
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by CLAYSON S. CARPENTER of Calhoun County, Texas, dated August 25, 2016, and duly recorded as Instrument No. 201609652, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 4, 2017, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Being a 5.98 acre tract of land situated in and a part of the Felipe Dimmitt Grant, Abstract 21 in Victoria County, Texas and being more fully described by metes and bounds on Exhibit "A", attached hereto and made a part hereof;

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

NOTICE

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

Executed this 8th day of March, 2017.

FILED

2017 MAR -9 A 9:27

Deirdre Casley
DH
COUNTY CLERK
VICTORIA COUNTY, TEXAS

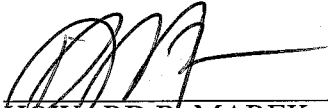

HOWARD R. MAREK, Substitute Trustee
203 N. Liberty
Victoria, Texas 77901
361-573-5500 Telephone
361-570-2184 Facsimile

EXHIBIT A
5.98 ACRE TRACT
FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF VICTORIA }

Being 5.98 acres situated in and a part of the Felipe Dimmitt Grant, Abstract No. 21, Victoria County, Texas, and a portion of that certain 28.592 acre tract described in a deed from D.R. Russell to T.J. Roden recorded in Volume 794, Page 311 of the Deed Records of Victoria County, Texas. This 5.98 acres is more fully described by metes and bounds as follows;

BEGINNING at a ½ inch iron rod found for the West corner of the herein described 5.98 acres, also being the West corner of said 28.592 acre tract;

THENCE, N 56 degrees, 18'00" E (bearing reference line) with the Southeast line of Klimitchek Road a distance of 466.18 feet to a 5/8 inch iron rod (yellow cap " Urban ") found of the North corner of this 5.98 acres, also being the West corner of a 5.00 acre tract described in a deed to Todd T. and Joyce Wedemeier recorded in Instrument Number 201008032 of the Official Records of Victoria County, Texas;

THENCE, S 33 degrees, 24'11" E crossing said 28.592 acre tract with the common line of this tract and said 5.00 acre tract a distance of 520.96 feet to a 5/8 inch iron rod (capped " Urban ") found for the East corner of this 5.98 acres;

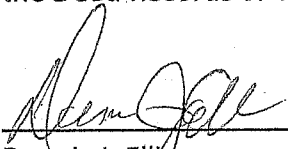
THENCE, S 56 degrees, 18'00" W still crossing said 28.592 acre tract a distance of 524.01 feet to a ½ inch iron rod set (capped " Ellis 4736 ") for the South corner of this 5.98 acres;

THENCE, with the Northeast line of State Highway No. 185 as follows;

1. N 28 degrees, 54'00" W a distance of 81.44 feet to a ½ inch iron rod set (capped " Ellis 4736 ") for the beginning of a curve;
2. Delta = 04 degrees, 19'42" ; Radius = 5866.32 feet; Arc Length = 443.18 feet and the chord of N 26 degrees, 44'09" E a distance of 443.07 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 5.98 acres.

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on August 16, 2016, and bearings are based on a deed recorded in Volume 794, Page 311 of the Deed Records of Victoria County, Texas.



Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736
Job No. 4662

8/16/16

Date



2017 MAR -9 A 11: 52

Debi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: March 9, 2017

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 18, 2009, from Maker, Ms. Jacqueline Verastegui and Mr. Eduardo Rodriguez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$50,000.00

Deed of Trust

Date: September 18, 2009

Recording Information: Filed on September 23, 2009, and recorded under document number 200910570 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Jacqueline Verastegui and Mr. Eduardo Rodriguez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Ten (10), in Block Number One (1), of MEADOWVIEW SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 28 of the Plate Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

Date of Sale (first Tuesday of month): April 4, 2017

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its

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

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILED

FILE No. 9/67
County Clerk, Victoria County, Texas

2017 MAR -9 A 11: 55

Notice of Trustee's Sale

Date: March 9, 2017

OH
Dixie Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated February 5, 2010, from Maker, Ms. Krista Hayward and Mr. Joshua Molina to Payee, BP-Residential, L.L.C., in the original principal amount of \$76,000.00

Deed of Trust

Date: February 5, 2010

Recording Information: Filed on February 11, 2010, and recorded under document number 201001325 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Krista Hayward and Mr. Joshua Molina

Trustee: Stephen A. Beal

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

Property: BEING Lot 38, Block 2, Mayfair I, a subdivision in Victoria, Victoria County, Texas, and according to the established map and plat of said subdivision.

Date of Sale (first Tuesday of month): April 4, 2017

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

2017 MAR -9 A 11: 57


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: March 9, 2017

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated March 3, 2008, from Maker, Mr. Miguel Ocampo to Payee, BP-Residential, L.L.C., in the original principal amount of \$55,500.00

Deed of Trust

Date: March 3, 2008

Recording Information: Filed on March 4, 2008, and recorded under document number 200802456 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Miguel Ocampo

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Four (4), in Block Number Seven (7), of MEADOWMERE 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 309, Page 530 of the Deed Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): April 4, 2017

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. 9169
County Clerk, Victoria County, Texas

FILED

2017 MAR -9 A 11: 58

Deirdre Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: March 9, 2017

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 March 23, 2012, from Maker, Mr. Juan Villareal and Ms. Veronica Ramirez to Payee, BP-Residential, L.L.C., in the original principal amount of \$74,000.00

Deed of Trust

Date: March 23, 2012

Recording Information: Filed on April 4, 2012, and recorded under document number 201203499 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Juan Villareal and Ms. Veronica Ramirez

Trustee: Stephen A. Beal

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

Property: Legal Description BEING LOT NUMBER ONE (1), IN CLOCK NUMBER ONE (1) OF MEIGS SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD VOLUME 287, PAGE 257, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale (first Tuesday of month): April 4, 2017

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. 9170
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2017 MAR -9 P 12:00

DN
Deidi Craley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: March 9, 2017

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 January 5, 2011, from Maker, Brett Paul Rheinschmidt and t Barbara Lorriane Rheinschmid, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$54,900.00

Deed of Trust

Date: January 5, 2011

Recording Information: Filed on January 6, 2011, and recorded under document number 201100266 Official Public Records of VICTORIA County, Texas

Grantor: Brett Paul Rheinschmidt and t Barbara Lorriane Rheinschmid, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Seven (7), in Block Number One (1), of RED RIVER HEIGHTS, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in the Map and Plat Records of Victoria County, Texas, a/k/a 3006 Cedar, Victoria, Texas.

Date of Sale (first Tuesday of month): April 4, 2017

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

Notice of Trustee's Sale

FILED

Date: March 13, 2017

FILE No. 9171
County Clerk, Victoria County, Texas 2017 MAR 13 P 1:29

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.

P. D. Cooley 06
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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): April 4, 2017

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. 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

Order #: 116211-85

©2013 Dale L. Olson Surveying Co.

Date Created: 01-28-13

Notice of Trustee's Sale

Date: March 13, 2017

FILE No. 917a
County Clerk, Victoria County, Texas

FILED

2017 MAR 13 P 1:29

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.

Debi Craly
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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): April 4, 2017

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.

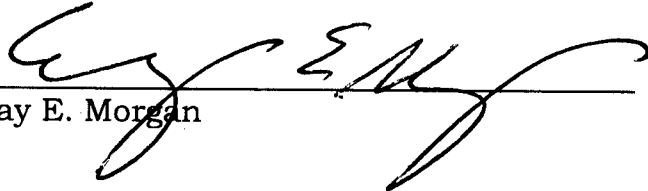

Clay E. Morgan

EXHIBIT A

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, 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.

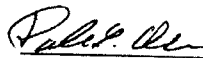
THENCE with the center of Weeping Willow Road, N 40 deg. 08 min. 30 sec. W, 2065.81 feet to a point for the POINT OF BEGINNING, for the east corner of this tract, from which a 5/8 Inch Iron rod Set for Reference in the southwest line of the said cul-de-sac bears N 41 deg. 51 min. 31 sec. E, 60.00 feet.

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
Reg. Pro. Land Surveyor 175

Order# 15-323-32s_64



Michael D. Olson
Reg. Pro. Land Surveyor 5386

Olson Surveying Co.

Date Created: 7-31-15

Notice of Trustee's Sale

FILED

Date: March 13, 2017

FILE No. 9173
County Clerk, Victoria County, Texas

2017 MAR 13 P 1:30

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.

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

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): April 4, 2017

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, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@shcoglobal.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 Clburn, 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 Clburn, 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.

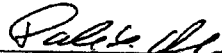
THENCE with the center of Weeping Willow Road, N 40 deg. 08 min. 30 sec. W, 2065.81 feet to a point for the POINT OF BEGINNING, for the south corner of this tract, from which a 5/8 inch iron rod set for Reference in the northwest line of the said cul-de-sac bears N 48 deg. 08 min. 30 sec. E, 60.00 feet.

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.

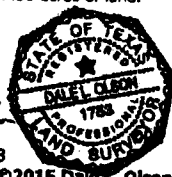
THENCE N 43 deg. 56 min. 13 sec. E, at 146.81 feet intersecting the center of a creek, continuing with the center of said creek a total of 340.66 feet to a point for the north corner of this tract.

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
Reg. Pro. Land Surveyor 1753

Order# 15-323-32s_65



Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Date Created: 7-31-15

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 10, 2017

NOTE: Note, as renewed, modified, or extended, described as follows:

Date: June 15, 2006
Maker: Louis F. Gonzales & Traci Gonzales
Payee: Concorde Acceptance Corporation
Original Principal Amount: \$153,100.00

FILED
2017 MAR 13 P 2:58
Deirdre Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST: Deed of Trust described as follows:

Date: June 15, 2006
Grantor: Louis F. Gonzales & Traci Gonzales
Trustee: Gilbert Barteau
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Payee and Payee's successors and assigns
Recorded: Document No. 200608232, Real Property Records, Victoria County, Texas

LENDER: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III

BORROWER: Louis F. Gonzales & Traci Gonzales

PROPERTY: The real property described as follows:

Commonly known as: 504 SANTA FE, VICTORIA, TEXAS 77904

Legally described as: BEING LOT NUMBERED TWENTY-SIX (26), IN BLOCK NUMBER TWENTY-ONE (21), OF CIMARRON UNIT V, 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 157 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: JO WOOLSEY, BOB FRISCH, JODI STEEN, JAMIE STEEN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

APRIL 4, 2017, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In VICTORIA County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

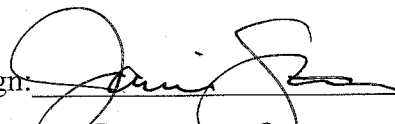
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the

Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED effective as of MARCH 10, 2017.

SUBSTITUTE TRUSTEE

Sign: 
Print: Jamie Steen

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: April 04, 2017

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

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

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

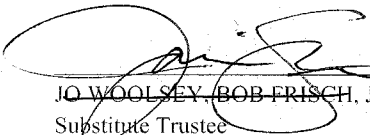
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2005 and recorded in Document CLERK'S FILE NO. 200509785 real property records of VICTORIA County, Texas, with FIDEL N. MONGE AND MYRNA TEJEDA SILVA, grantor(s) and LONG BEACH MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FIDEL N. MONGE AND MYRNA TEJEDA SILVA, securing the payment of the indebtednesses in the original principal amount of \$13,160.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST AMERICAN FUNDING, 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. MORTGAGE DEFAULT SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

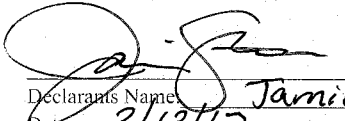
c/o MORTGAGE DEFAULT SERVICES
2608 WEST HOWESDALE ROAD
SPOKANE, WA 99208



JO WOOLSEY, BOB FRISCH, JAMIE STEEN OR JODI STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is Jamie Steen, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3/13/17 I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Certificate of Posting



Declarant's Name: Jamie Steen
Date: 3/13/17

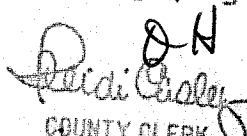
FILED
2017 MAR 13 P 3:03

COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING A 0.549 ACRE TRACT OF LAND SITUATED IN FARM LOT 3, BLOCK 2, RANGE 6 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 0.549 ACRE TRACT OF LAND BEING THAT SAME 0.546 ACRE (FOUND TO BE 0.549 ACRE BY RESURVEY) CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OCTOBER 1, 2002, AMONG CREDIT BASED ASSET SERVICING AND SECURITIZATION, LLC PPTABS, LLC LITTON LOAN SERVICING LP AND U.S. BANK NATIONAL ASSOCIATION PPT ASSET-BACKED CERTIFICATES SERIES 2002-1 WITHOUT RECOURSE BY INSTRUMENT NO. 200503791 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.549 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF LONE TREE ROAD (55.6 FEET IN WIDTH) SAID IRON ROD BEARS N. 84 DEGREES 55' 00" E., A DISTANCE OF 80.00 FEET FROM THE NORTHEAST CORNER OF CEDAR SUBDIVISION (VOL. 6 PAGE 363 MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS) SAID IRON ROD BEING THE NORTHWEST CORNER OF THE SAID 0.546 ACRE TRACT OF LAND, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 84 DEGREES 55' 00" E, (BASE BEARING SHOWN ON RECORDED PLAT) A DISTANCE OF 81.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF LONE TREE ROAD, TO A 5/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF THE SAID 0.546 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 03 DEGREES 58' 00" E, A DISTANCE OF 295.20 FEET ALONG THE EAST LINE OF THE SAID 0.546 ACRE TRACT OF LAND TO AN EXISTING IRON ROD FOUND IN THE NORTH LINE OF THE VICTORIA INDEPENDENT SCHOOL DISTRICT O'CONNOR ELEMENTARY SCHOOL CAMPUS SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE SAID 0.546 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 84 DEGREES 55' 00" W, A DISTANCE OF 81.00 FEET ALONG THE NORTH LINE OF THE O'CONNOR ELEMENTARY SCHOOL CAMPUS, SAME BEING THE SOUTH LINE OF THE SAID 0.546 ACRE TRACT OF LAND TO AN EXISTING CHAIN LINK FENCE PIPE CORNER POST, SAID PIPE POST BEING THE SOUTHWEST CORNER OF THE SAID 0.546 ACRE TRACT OF LAND, SAID POST ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N. 03 DEGREES 58' 00" W A DISTANCE OF 295.20 FEET ALONG THE WEST LINE OF THE SAID 0.546 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.549 ACRE OF LAND. (THE TOPS OF ALL 5/8 INCH IRON RODS SET WERE CAPPED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED "BALUSEK-FRANKSON AND ASSOCIATES, INC., VICTORIA, TEXAS).

SAVE AND EXCEPT THE FOLLOWING:

A 0.0321 ACRE TRACT OF LAND OUT OF AND A PART OF A 0.546 ACRE TRACT LOCATED IN FARM LOT 3, BLOCK 2, RANGE 6, EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 0.546 ACRE TRACT BEING THE SAME LAND CONVEYED TO U.S. BANK NA, RECORDED IN INSTRUMENT NO. 200503791 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.0321 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID U.S. BANK 0.546 ACRE TRACT AND THE NORTHEAST CORNER OF THE IVAN W. NAJVAR, ET UX 0.546 ACRE TRACT (VOLUME 655, PAGE 324 OF THE DEED RECORDS), SAME BEING ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LONE TREE ROAD AND BEING THE NORTHWEST CORNER OF THIS 0.0321 ACRE TRACT;

THENCE N84 DEG 51' 02" E, ALONG THE NORTHWESTERN LINE OF THIS 0.0321 ACRE TRACT AND THE NORTHWESTERN BOUNDARY LINE OF SAID U.S. BANK NA 0.546 ACRE TRACT AND THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LONE TREE ROAD, A DISTANCE OF 81.10 FEET TO A 5/8" STEEL ROD FOUND FOR THE NORTHEAST CORNER OF THIS 0.0321 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID U.S. BANK NA 0.546 ACRE TRACT AND THE NORTHWEST CORNER OF THE JEFFREY ALLAN WILLIAMS, ET UX 1.00 ACRE TRACT (VOLUME 70, PAGE 56 OF THE OFFICIAL RECORDS);

THENCE S 3 DEG 50' 44" E, ALONG THE NORTHEASTERN LINE OF THIS 0.0321 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE SAID U.S. BANK NA 0.546 ACRE TRACT AND THE SOUTHWESTERN BOUNDARY LINE OF THE SAID WILLIAMS 1.00 ACRE TRACT, A DISTANCE OF 17.32 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE SOUTHEAST CORNER OF THIS 0.0321 ACRE TRACT;

THENCE S 84 DEG 57' 46" W, ALONG THE SOUTHEASTERN LINE OF THIS 0.0321 ACRE TRACT, A DISTANCE OF 81.10 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE SOUTHWEST CORNER OF THIS 0.0321 ACRE TRACT, SAID CORNER BEING ON THE SOUTHWESTERN BOUNDARY LINE OF THE SAID U.S. BANK NA 0.546 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE SAID NAJVAR 0.546 ACRE TRACT, SAID CORNER ALSO BEING N 3 DEG 50' 40" W, 277.92 FEET FROM A 3/8" STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID U.S. BANK NA 0.546 ACRE TRACT;

THENCE N 3 DEG 50' 40" W, ALONG THE SOUTHWESTERN LINE OF THIS 0.0321 ACRE TRACT AND THE SAID SOUTHWESTERN BOUNDARY LINE OF THE SAID U.S. BANK NA 0.546 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE SAID NAJVAR 0.546 ACRE TRACT, A DISTANCE OF 17.16 FEET TO THE POINT OF BEGINNING,



NOS00000005122569

CONTAINING WITHIN THESE METES AND BOUNDS 0.0321 ACRES (1,398 SQUARE FEET) OF LAND, BEING THE SAME PROPERTY CONVEYED TO THE CITY OF VICTORIA IN DEEDS RECORDED UNDER INSTRUMENT NO. 200603984 AND INSTRUMENT NO. 200615255, OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS.



NOS0000005122569

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: April 04, 2017

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 28, 2007 and recorded in Document CLERK'S FILE NO. 200702804; AS AFFECTED BY CLERK'S FILE NO. 201105884 real property records of VICTORIA County, Texas, with RICARDO VASQUEZ AND TERRY TORRES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICARDO VASQUEZ AND TERRY TORRES, securing the payment of the indebtednesses in the original principal amount of \$71,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2012-1T 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD. SUITE 100
IRVINE, CA 92618

JQ WOOLSEY, BOB FRISCH, JAMIE STEEN OR JODI STEEN
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Jamie Steen, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3/13/17 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: Jamie Steen
Date: 3/13/17

FILED

2017 MAR 13 P 3:05

COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING LOT NUMBER TWENTY-EIGHT (28), IN BLOCK NUMBER SEVEN (7), OF MAYFAIR SUBDIVISION SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 19 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000005939400

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE 2017 MAR 13 P 3:16

Debi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 05/24/2006
Grantor(s): JAMES MICHAEL LUSTER AND ANALIZ LUSTER, HUSBAND AND WIFE
NOEMY ISABEL OLSON, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, ITS SUCCESSORS AND
ASSIGNS

Original Principal: \$100,000.00
Recording Information: Instrument 200607754
Property County: Victoria
Property:

BEING LOT NUMBER THIRTY THREE (33), IN BLOCK NUMBER FIVE (5), OF
WOODWAY UNIT 2-A, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA
COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID
SUBDIVISION OF RECORD IN VOLUME 6, PAGE 45, OF THE PLAT RECORDS OF
VICTORIA COUNTY, TEXAS.

Reported Address: 110 WOODGLENN DRIVE, VICTORIA, TX 77904

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Ocwen Loan Servicing, LLC
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: Ocwen Loan Servicing, LLC
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of April, 2017
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, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero,
Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna
Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael
Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack,
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, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Jim J
Buckley Madole, P.C.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: April 30, 2013
Grantor(s): Andrew N. Rodríguez III
Mortgagee: My First Home, LLC, A Texas Limited Liability Company
Recorded in: Clerk's File No. 201310155
Property County: Victoria County

Legal Description: All that certain tract or land (together with all improvements thereon, if any) situated in Victoria County, Texas, being more particularly described as Lot One (1) And Lot Two (2) In Block One (1), In Sunshine Subdivision, A Subdivision In Victoria County, Texas According To The Map Or Plat Records Thereof Recorded In SN#PHO73927A, SN#PHO73927B, HUD#: TEX0486142, HUD#2:Tex0486143, OF Victoria County, Texas, According To The Records In Victoria County Texas, (more particularly described in the loan documents).

Date of Sale: April 04, 2017

Earliest Time Sale will Begin: 11:00 AM

Place of Sale of Property: Designated area by Commissioner's Court of Victoria County, being the Victoria County Courthouse.

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

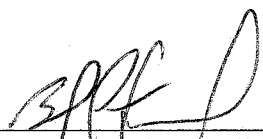
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

The Mortgagee, whose address is:

My First Home, LLC, A Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057


Dated this 14th day of March, 2017



Jo Woolsey, or Bob Frisch, or Jodi Steen, or
Jamie Steen or Jose Martinez or
Julie Cisnero or David Cerda
Trustee or Substitute Trustee
6101 Southwest Fwy., Suite 400, Houston, TX 77057

After Recording Return To:
My First Home, LLC
P. O. Box 741109
Houston, Texas 77274-1109

2017 MAR 14 P 3:11


HEIDI CISLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE MAR 15 A 10:49

STATE OF TEXAS

§
§
§

COUNTY OF VICTORIA

D. C. Coker
COUNTY CLERK
VICTORIA COUNTY, TEXAS

WHEREAS, SUNILKUMAR PATEL (the "Borrower"), executed that certain Deed of Trust (the "Deed of Trust") dated August 29, 2008, recorded in Instrument Number 200810672, Real Property Records, Victoria County, Texas (as amended and/or modified, the "Deed of Trust"), granting a lien on certain real property located in Bexar County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure HAVEN TRUST BANK ("Haven"), in the payment of that certain Promissory Note (as amended and/or modified, the "Note") of even date therewith in the original principal amount of \$1,250,000.00 executed by Borrower, the Deed of Trust being recorded as Instrument Number 200810672, Real Property Records, Victoria County, Texas;

WHEREAS, STATE BANK OF TEXAS (the "Lender") is now the owner and holder of the Note and Deed of Trust;

WHEREAS, JAI HANUMAN HOSPITALITY LLC, a Texas limited liability company, acquired the Mortgaged Property and assumed payment of the Note pursuant to that certain Assumption Agreement dated August 23, 2013;

WHEREAS, by execution of an Appointment of Substitute Trustee, I, THOMAS J. IRONS, have been appointed by Lender as Substitute Trustee under the Deed of Trust; and

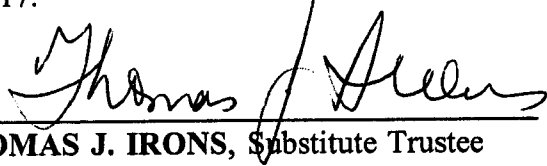
WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as Substitute Trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of April, 2017, no earlier than 10:00 a.m., nor later than 1:00 p.m., I, as Substitute Trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Victoria County, Texas, as designated by the Victoria County Commissioner's Court, to the highest bidder for cash.



N 3 PGS
201703053

EXECUTED this 13th day of March, 2017.



THOMAS J. IRONS, Substitute Trustee

STATE OF TEXAS

§

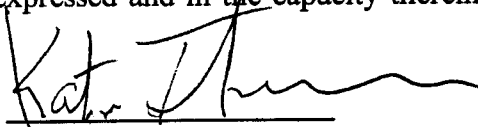
COUNTY OF COLLIN

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This instrument was sworn to and acknowledged before me on March 13, 2017, by **THOMAS J. IRONS**, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.





Notary Public in and for the
State of Texas

My commission expires:

Printed Name:

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING Lot Number One (1), in Block Number One (1), of T B N INCORPORATED SUBDIVISION, Victoria County, Texas, according to the established map and plat of record filed in Volume 7, Page 132-D, of the Map and Plat Records of Victoria County, Texas.

AFTER RECORDING, RETURN TO:

✓ Thomas J. Irons
17950 Preston Road, Suite 650
Dallas, Texas 75252

NOTICE OF SUBSTITUTE TRUSTEE'S SALE - Page 3

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Heidi Casley

Heidi Easley, County Clerk
Victoria County Texas

March 15, 2017 10:54:26 AM

DENAG

FEE: \$24.00

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201703053