

1001 EAST TRINITY STREET  
VICTORIA, TX 77901

**FILE No. 9071**  
**County Clerk, Victoria County, Texas**

0000006313183

**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: January 03, 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.

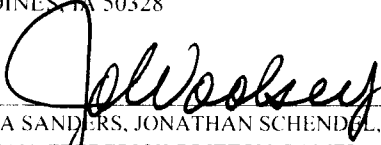
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 22, 1999 and recorded in Document CLERK'S FILE NO. 199908473 real property records of VICTORIA County, Texas, with LOUIS R. MARTINEZ, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LOUIS R. MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$42,304.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o WELLS FARGO BANK, N.A.  
ONE HOME CAMPUS  
DES MOINES, IA 50328



PATRICIA SANDERS, JONATHAN SCHENDL, 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

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**

2016 OCT 24 P 2:13

*Jo Woolsey* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000006313183

**EXHIBIT "A"**

BEING ALL OF LOT NO. FIVE (5), IN BLOCK NO. ONE-HUNDRED TEN (110), OF THE NORTH HEIGHTS 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 59, PAGE 293, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000006313183

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: January 03, 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.

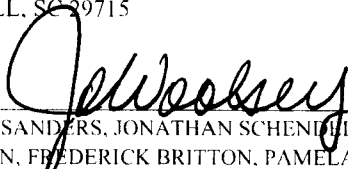
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 19, 2005 and recorded in Document CLERK'S FILE NO. 200507588 real property records of VICTORIA County, Texas, with JOHN EDWARD GONZALES AND MIROSLAVA GONZALES, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN EDWARD GONZALES AND MIROSLAVA GONZALES, securing the payment of the indebtednesses in the original principal amount of \$50,441.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



PATRICIA SANDERS, JONATHAN SCHENKEL, 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, L.L.P.  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

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.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED

2016 OCT 24 P 2:14

 DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000006313993

**EXHIBIT "A"**

BEING LOT NUMBER (5) , IN BLOCK NUMBER TWO (2) , OF AVALON PLACE, 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 17 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000006313993

FILE No. 9074  
County Clerk, Victoria County, Texas

Notice of [Substitute] Trustee Sale

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

1. Date, Time, and Place of Sale.

Date: 01/03/2017

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

Place: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 - THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 106 Rosewood Drive, Victoria, TX 77901

2. Terms of Sale: Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/31/2008 and recorded 04/02/2008 in Document 200803681, Book xxx, Page xxx, real property records of Victoria County Texas, with Duane Sullivan, a single man, grantor(s), and Alethes, LLC., as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

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

5. **Obligation Secured:** Deed of Trust or Contract Lien executed by Duane Sullivan, a single man, securing the payment of the indebtedness in the original principal amount of \$174,620.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and the deed of trust or contract lien.

FILED

2016 OCT 24 P 2:21

DG  
*Patricia Coley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

## Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
7. **Property to be sold:** The property to be sold is described as follows:

**BEING LOT NUMBER THREE (3), IN BLOCK NUMBER TWO (2), OF TANGLEWOOD 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 4, PAGE 14 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.**

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:


**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 1-800-746-2936**

**Notice of [Substitute] Trustee Sale**

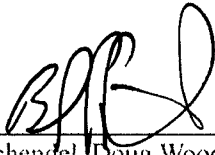
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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**

Date: October 20, 2016



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey – Attorney or Authorized Agent of ~~The Mortgagee~~ or Mortgage Servicer



Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Pamela Thomas, Jo Woolsey, Bob Frisch, Jamie Steen, Jodi Steen, Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Oscar Caballero, Donna Caballero, Arnold Mendoza, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

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

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

FILE No. 9090  
County Clerk, Victoria County, Texas

FILED

2016 NOV 14 P 3:49

*Deirdre Osley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, BARBARA K. FULLER, A SINGLE WOMAN delivered that one certain Deed of Trust dated MAY 15, 2014, which is recorded in INSTRUMENT NO. 201405649 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$ 165,938.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and**

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

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

**WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**


**NOTICE IS HEREBY GIVEN that on Tuesday, JANUARY 3, 2017, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:**

**BEING LOT NUMBER TWENTY-SEVEN (27), IN BLOCK NUMBER FOUR (4), CASTLE HILLS, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 16, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**

**The sale will occur at that area designated by the Commissioners Court of VICTORIA County, Texas, for such sales (OR AT PATIO AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE FACING BRIDGE STREET).**

**NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is 2155 LOUISIANA BLVD. NE, STE 8000, ALBUQUERQUE, NEW MEXICO 87110. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.**

**Dated: NOVEMBER 14, 2016.**

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR JO WOOLSEY OR BOB FRISCH OR JAMIE STEEN OR JODI STEEN

FILE NO.: WMC-3381  
PROPERTY: 103 YORKSHIRE LANE  
VICTORIA, TEXAS 77904

BARBARA K. FULLER

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 384-3086  
Fax: (972) 384-1283



2016 NOV 28 P 2:40

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

*Deirdre Crisley*  
DH  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 05/24/2006  
**Grantor(s):** JAMES MICHAEL LUSTER AND ANALIZ LUSTER, HUSBAND AND 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 ALL OF LOT NO. THIRTY THREE (33), IN BLOCK NO FIVE (5), OF WOODWAY UNIT 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 MAP AND 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 3rd day of January, 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):** 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, Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, 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 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, Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, 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. 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, Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, 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.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/22/2005  
Grantor(s): THOMAS L LEE AND PAULA LEE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$73,600.00  
Recording Information: Instrument 200509261  
Property County: Victoria  
Property:

BEING 1.50 ACRE OF LAND SITUATED IN FARM LOT 2, BLOCK 2, RANGE 7 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 1.50 ACRES BEING ALL OF THAT 0.50 ACRE TRACT OF LAND CONVEYED TO THOMAS L. LEE AND WIFE, DONNA R. LEE BY DEED DATED 8/17/84 AND RECORDED IN VOLUME 1276, PAGE 332 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND ALL OF TRACT I (0.50 ACRE) AND ALL OF TRACT II CONVEYED TO THOMAS L. LEE ET UX PAULA LEE BY DEED DATED JUNE 21, 1996 AND RECORDED IN VOLUME 226, PAGE 141 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 1.50 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN EXISTING ONE INCH PIPE IN THE EAST LINE OF THAT 50 FOOT WIDE ROADWAY EASEMENT (DESCRIBED IN TRACT III TO THOMAS L. LEE ET UX IN VOLUME 226, PAGE 141) AND LOCALLY KNOWN AS CARAVILLE STREET, SAID PIPE BEING THE MOST NORTHWESTERN CORNER OF THE LEE TRACT I (VOLUME 226, PAGE 141, OFFICIAL RECORDS) SAME BEING THE MOST SOUTHWESTERN CORNER OF THAT 0.50 ACRE TRACT OF LAND CONVEYED TO ALFRED ESPINOZA BY DEED RECORDED IN VOLUME 979, PAGE 17 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID PIPE AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 85 DEG. 01' 00" EAST, A DISTANCE OF 142.00 FT. ALONG THE NORTH LINE OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE SOUTH LINE OF THE ESPINOZA 0.50 ACRE TRACT OF LAND TO AN EXISTING ONE INCH IRON PIPE, SAID PIPE BEING THE MOST NORTHEASTERN CORNER OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE MOST SOUTHEASTERN CORNER OF THE SAID ESPINOZA 0.50 ACRE TRACT OF LAND, SAID PIPE ALSO BEING THE MOST NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 04 DEG. 08' 00" EAST, A DISTANCE OF 460.14 FT. ALONG THE EAST LINE OF THE LEE THREE 0.50 ACRE TRACT OF LAND, SAME BEING THE WEST LINE OF THAT TRACT OF LAND OWNED BY FRED W. SANDHOP JR. TO AN EXISTING 1/2 INCH IRON PIPE, SAID PIPE BEING THE MOST SOUTHEASTERN CORNER OF THE LEE 0.50 ACRE TRACT (VOLUME 1276, PAGE 332) SAME BEING THE MOST NORTHEASTERN CORNER OF THAT 1.17 ACRE TRACT OF LAND CONVEYED TO E.W. HOPKINS BY DEED RECORDED IN VOLUME 782, PAGE 644 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID PIPE ALSO BEING THE MOST SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 85 DEG. 01' 00" WEST, A DISTANCE OF 142.00 FT. ALONG THE SOUTH LINE OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF THE HOPKINS 1.17 ACRE TRACT OF LAND, TO AN EXISTING ONE INCH PIPE IN THE EAST LINE OF CARAVILLE STREET, SAID PIPE BEING THE MOST SOUTHWESTERN CORNER OF THE SAID LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE MOST NORTHWESTERN CORNER OF THE SAID HOPKINS 1.17 ACRE TRACT OF LAND, SAID PIPE ALSO BEING THE MOST SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 04 DEG. 08' 00" WEST, (BASE BEARING SHOWN IN LEE DEEDS) A DISTANCE OF 460.14 FT. ALONG THE EAST LINE OF CARAVILLE STREET, SAME BEING THE WEST LINE OF THE LEE THREE 0.50 ACRE TRACTS OF LAND TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.50 ACRES OF LAND.

ROADWAY EASEMENT

IN ADDITION TO THE ABOVE DESCRIBED 1.50 ACRE TRACT OF LAND THE RIGHT TO USE THAT 50 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED AND GRANTED TO THOMAS L. LEE AS TRACT III IN VOLUME 226, PAGE 141 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS IS ALSO HEREBY GRANTED.

ROAD EASEMENT:

THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING IN AND ALONG A CERTAIN WAY, IN VICTORIA COUNTY, TEXAS DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND SITUATED IN FARM LOT 2, BLOCK 2, RANGE 7 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, THE SAME BEING A PORTION OF THAT 10.08 ACRE TRACT OF LAND SET APART, GRANTED, RELEASED AND CONFIRMED UNTO CATHERINE N. ANDERS, WIFE OF ADOLPH E. ANDERS, BY DEED OF PARTITION FROM NELL C, HOPKINS ET AL, TO EDWARD P.DILLON, ET AL DATED THE 24TH DAY OF SEPTEMBER, 1948, AND RECORDED IN VOLUME 235, PAGE 603 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, (THE SAID CATHERINE N. ANDERS 10.08 ACRE TRACT OF LAND BEING REFERRED TO IN SAID DEED OF

FILED

2016 NOV 28 P 2:42

*Deirdre Crosby*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

PARTITION AS PARTITION TRACT NO. 2) AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON STAKE FOR CORNER IN THE NORTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND, THE SAID PLACE OF BEGINNING NORTH 85 DEG. 01' EAST A DISTANCE OF 523.78 FEET FROM A CONCRETE MONUMENT AT THE NORTHWESTERLY CORNER OF SAID FARM LOT NO. 2;

THENCE SOUTH 04 DEG. 08' EAST A DISTANCE OF 1316.3 FEET PARALLEL TO THE EASTERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER IN THE SOUTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND;

THENCE SOUTH 85 DEG. 01' WEST A DISTANCE OF 50.0 FEET ALONG THE SOUTHERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER;

THENCE NORTH 04 DEG. 08' WEST A DISTANCE OF 1316.3 FEET PARALLEL TO THE EASTERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER IN THE NORTHERLY LINE OF SAID 10.08 ACRE TRACT OF LAND, THE SAME BEING THE NORTHERLY LINE OF SAID FARM LOT NO. 2;

THENCE NORTH 85 DEG. 01' EAST A DISTANCE OF 50.00 FEET ALONG THE NORTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING, AND CONTAINING 1.51 ACRES OF LAND.

**Reported Address:** 3801 LONE TREE ROAD # A, VICTORIA, TX 77901-1627

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI

**Mortgage Servicer:** Nationstar Mortgage LLC

**Current Beneficiary:** Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 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):** OSCAR CABALLERO, DONNA CABALLERO, Cristina Camarata, Sammy Hooda, Michael Burns, 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 OSCAR CABALLERO, DONNA CABALLERO, Cristina Camarata, Sammy Hooda, Michael Burns, 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. OSCAR CABALLERO, DONNA CABALLERO, Cristina Camarata, Sammy Hooda, Michael Burns, 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.



LAND, SAME BEING THE MOST NORTHWESTERN CORNER OF THE SAID HOPKINS 1.17 ACRE TRACT OF LAND, SAID PIPE ALSO BEING THE MOST SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 04 DEG. 08' 00" WEST, (BASE BEARING SHOWN IN LEE DEEDS) A DISTANCE OF 460.14 FT. ALONG THE EAST LINE OF CARAVILLE STREET, SAME BEING THE WEST LINE OF THE LEE THREE 0.50 ACRE TRACTS OF LAND TO THE PLACE OF BEGINNING. CONTAINING WITHIN THESE METES AND BOUNDS 1.50 ACRES OF LAND.

**ROADWAY EASEMENT**

IN ADDITION TO THE ABOVE DESCRIBED 1.50 ACRE TRACT OF LAND THE RIGHT TO USE THAT 50 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED AND GRANTED TO THOMAS L. LEE AS TRACT III IN VOLUME 226, PAGE 141 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS IS ALSO HEREBY GRANTED.

**ROAD EASEMENT:**

THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING IN AND ALONG A CERTAIN WAY, IN VICTORIA COUNTY, TEXAS DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND SITUATED IN FARM LOT 2, BLOCK 2, RANGE 7 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS. THE SAME BEING A PORTION OF THAT 10.08 ACRE TRACT OF LAND SET APART, GRANTED, RELEASED AND CONFIRMED UNTO CATHERINE N. ANDERS, WIFE OF ADOLPH E. ANDERS, BY DEED OF PARTITION FROM NELL C. HOPKINS ET AL, TO EDWARD P. DILLON, ET AL DATED THE 24TH DAY OF SEPTEMBER, 1948, AND RECORDED IN VOLUME 235, PAGE 603 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, (THE SAID CATHERINE N. ANDERS 10.08 ACRE TRACT OF LAND BEING REFERRED TO IN SAID DEED OF PARTITION AS PARTITION TRACT NO. 2) AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOR CORNER IN THE NORTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND. THE SAID PLACE OF BEGINNING NORTH 85 DEG. 01' EAST A DISTANCE OF 523.78 FEET FROM A CONCRETE MONUMENT AT THE NORTHWESTERLY CORNER OF SAID FARM LOT NO. 2;

THENCE SOUTH 04 DEG. 08' EAST A DISTANCE OF 1316.3 FEET PARALLEL TO THE EASTERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER IN THE SOUTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND;

THENCE SOUTH 85 DEG. 01' WEST A DISTANCE OF 50.0 FEET ALONG THE SOUTHERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER; THENCE NORTH 04 DEG. 08' WEST A DISTANCE OF 1316.3 FEET PARALLEL TO THE EASTERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER IN THE NORTHERLY LINE OF SAID 10.08 ACRE TRACT OF LAND, THE SAME BEING THE NORTHERLY LINE OF SAID FARM LOT NO. 2;

THENCE NORTH 85 DEG. 01' EAST A DISTANCE OF 50.00 FEET ALONG THE NORTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING, AND CONTAINING 1.51 ACRES OF LAND.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 200509261 and recorded in the real property records of Victoria County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 7th day of November, 2016.

  
JUDGE PRESIDING

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 07/05/2013  
**Grantor(s):** CARLOS A DORR AND AMANDA E DORR, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$125,000.00  
**Recording Information:** Instrument 201308690  
**Property County:** Victoria  
**Property:** BEING LOT NUMBER THREE (3), IN BLOCK NUMBER THREE (3), OF EAGLE CREEK PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 165 A AND B, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.  
**Reported Address:** 204 ASHLAND CRK., VICTORIA, TX 77901

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 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):** 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, Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, 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 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, Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, 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. 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, Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, 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.

**FILED**

2016 NOV 28 P 2:44

*David C. Buckley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:**

*The property to be sold is described as follows: BEING Lot Number Seven (7), in Block Number One (1), of PARKWOOD 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 26, of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.*

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

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

**DATE:** January 3, 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 Street, Victoria, Texas 77901 on the east 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 8/09/2013, executed by Faustino Caldera III and Rosita Bravo to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201309795 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

**Date:** August 09, 2013

**Recording Information:** Instrument Number 201309795 of the Official Public Records of Victoria County, Texas. Said note was assumed from Josh Dalton to Robbie Jonathan R. Riehs May 14, 2015 recorded in Instrument Number 201505479 of the Official Public Records of Victoria County, Texas.

**Obligor/Current Owner of Record:** Faustino Caldera III and Rosita Bravo

**Property Description:** *The property to be sold is described as follows: BEING Lot Number Seven (7), in Block Number One (1), of PARKWOOD 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 26, of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.*

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


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

DATED December 5, 2016.



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

FILED

  
2016 DEC -5 P 2:08

  
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 DANIEL J. HARRIS, of Victoria County, Texas, dated September 1, 2013, and duly recorded at #201310938, of the Official Records Instrument 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, January 3, 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 4:00 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 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 16, Block 14, of SHADY OAKS SUBDIVISION, SECTION V, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 5th day of December, 2016.

**FILED**

2016 DEC -5 P 4:02

DG  
*Dacia Cosby*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Charlie Faupel*  
Charlie Faupel  
Substitute Trustee



LEGAL DESCRIPTION  
219.85 ACRE TRACT

THE STATE OF TEXAS)  
THE COUNTY OF VICTORIA)

BEING a 219.85 acre tract of land situated partly in the C.M. Creanor Survey, Abstract 149, and partly in the John Kemper Survey, Abstract 241, Victoria County, Texas, and being a part of that certain called 1103.37 acre tract described in a Warranty Deed with Vendors Lien dated August 26, 1988 from Marie Huff, Ross Ella Giles, Micki Giles Flowers and Vicki Giles Fabre to Floyd R. Jaster and wife Trudy R. Jaster, recorded in Volume 1484, Page 262 of the Deed Records of Victoria County, Texas, said 219.85 acre tract being described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch steel rod at the west corner of a called 77 acre tract described to Barragy Living Trust, recorded in Instrument Number 200809024 of the Official Records of said County, and at a northeasterly interior corner of said called 1103.37 acre tract, and the herein described tract;

THENCE, with the southwesterly line of said called 77 acre tract, with fence, *South 36°56'40" East*, for a distance of *992.77 feet*, to a existing 5/8 inch steel rod at the north corner of a certain tract described to Cynthia Erdelt et al, recorded in Instrument Number 200813916 of the Official Records of said County, and at the east corner of said called 1103.37 acre tract, and the herein described tract;

THENCE, with the west line of said called Erdelt tract, *South 39°12'00" West*, for a distance of *3475.98 feet*, to a 5/8 inch steel rod set, with yellow cap stamped URBAN SURVEYING INC., at an existing fence corner post, in the east line of said called 1103.37 acre tract, and at the northeast corner of a 0.49 acre remainder tract, this day left, of said called 1103.37 acre tract, and at the southeast corner of the herein described tract;

THENCE, with the north line of said called 0.49 acre remainder tract, with existing fence, *North 36°56'54" West*, for a distance of *18.18 feet*, to a 5/8 inch steel rod set, with yellow cap, at a corner of the herein described tract;

THENCE, with the north line of said called 0.49 acre remainder tract, with existing fence, *North 03°08'11" East*, for a distance of *16.08 feet*, to a 5/8 inch steel rod set, with yellow cap, at a corner of the herein described tract;

THENCE, with the north line of said called 0.49 acre remainder tract, *North 39°54'31" West*, at *51.26 feet* pass a 5/8 inch steel rod set, with yellow cap, for reference, continuing for a *total distance of 61.60 feet*, to a point in the upper east bank of the Guadalupe River, and at the southeast corner of the herein described tract;

THENCE, with the meanders of the upper east bank of the Guadalupe River the following bearings and distances:

*North 25°41'55" East*, for a distance of *213.25 feet*, to a point;

*North 08°47'21" East*, for a distance of *106.64 feet*, to a point;

*North 15°19'08" West*, for a distance of *71.91 feet*, to a point;

*North 55°11'01" West*, for a distance of *124.59 feet*, to a point;

*North 66°09'30" West*, for a distance of *135.08 feet*, to a point;

*North 75°32'51" West*, for a distance of *168.94 feet*, to a point;

*North 63°33'14" West*, for a distance of *99.13 feet*, to a point;

*North 81°42'46" West, for a distance of 69.49 feet, to a point;*  
*North 52°20'02" West, for a distance of 76.41 feet, to a point;*  
*North 59°59'03" East, for a distance of 148.67 feet, to a point;*  
*North 47°28'12" East, for a distance of 168.80 feet, to a point;*  
*North 37°30'44" East, for a distance of 161.19 feet, to a point;*  
*North 13°45'20" East, for a distance of 88.45 feet, to a point;*  
*North 04°00'19" West, for a distance of 42.46 feet, to a point;*  
*North 20°29'40" West, for a distance of 96.83 feet, to a point;*  
*North 30°57'50" West, for a distance of 79.27 feet, to a point;*  
*North 45°45'12" West, for a distance of 92.06 feet, to a point;*  
*North 61°49'59" West, for a distance of 115.38 feet, to a point;*  
*North 80°31'45" West, for a distance of 203.95 feet, to a point;*  
*South 89°57'56" West, for a distance of 136.37 feet, to a point;*  
*South 77°38'18" West, for a distance of 308.94 feet, to a point;*  
*South 70°59'37" West, for a distance of 352.48 feet, to a point;*  
*South 71°59'09" West, for a distance of 90.75 feet, to a point;*  
*South 55°01'09" West, for a distance of 87.88 feet, to a point;*  
*South 41°39'00" West, for a distance of 88.76 feet, to a point;*  
*South 33°06'10" West, for a distance of 164.13 feet, to a point;*  
*South 49°10'00" West, for a distance of 113.94 feet, to a point;*  
*South 62°41'53" West, for a distance of 79.63 feet, to a point;*  
*South 74°22'56" West, for a distance of 68.80 feet, to a point;*  
*North 86°06'36" West, for a distance of 152.74 feet, to a point;*  
*North 21°48'03" West, for a distance of 39.86 feet, to a point;*  
*North 01°14'06" East, for a distance of 114.66 feet, to a point;*  
*North 28°43'24" East, for a distance of 256.29 feet, to a point;*  
*North 46°49'51" East, for a distance of 399.89 feet, to a point;*  
*North 59°55'28" East, for a distance of 67.20 feet, to a point;*  
*North 27°40'00" East, for a distance of 33.60 feet, to a point;*  
*North 06°43'01" East, for a distance of 155.16 feet, to a point;*

EXHIBIT A  
Page 3 of 5

*North 13°21'41" West*, for a distance of *111.65 feet*, to a point;  
*North 32°33'07" West*, for a distance of *132.76 feet*, to a point;  
*North 61°35'23" West*, for a distance of *168.10 feet*, to a point;  
*North 81°40'07" West*, for a distance of *49.33 feet*, to a point;  
*South 55°40'46" West*, for a distance of *52.95 feet*, to a point;  
*South 36°36'49" West*, for a distance of *148.61 feet*, to a point;  
*South 60°13'01" West*, for a distance of *50.81 feet*, to a point;  
*South 52°11'58" West*, for a distance of *186.03 feet*, to a point;  
*South 40°52'12" West*, for a distance of *375.89 feet*, to a point;  
*South 70°57'03" West*, for a distance of *156.17 feet*, to a point;  
*North 74°38'22" West*, for a distance of *163.34 feet*, to a point;  
*South 88°06'16" West*, for a distance of *270.32 feet*, to a point;  
*South 71°18'36" West*, for a distance of *297.00 feet*, to a point;  
*South 88°30'53" West*, for a distance of *146.09 feet*, to a point;  
*North 68°31'29" West*, for a distance of *87.37 feet*, to a point;  
*North 17°58'55" West*, for a distance of *73.50 feet*, to a point;  
*North 29°29'25" East*, for a distance of *158.17 feet*, to a point;  
*North 52°08'43" East*, for a distance of *304.81 feet*, to a point;  
*North 52°42'56" East*, for a distance of *199.78 feet*, to a point;  
*North 17°43'26" East*, for a distance of *119.24 feet*, to a point;  
*North 13°34'46" West*, for a distance of *113.96 feet*, to a point;  
*North 47°02'17" West*, for a distance of *116.73 feet*, to a point;  
*North 84°08'32" West*, for a distance of *286.12 feet*, to a point;  
*North 86°40'02" West*, for a distance of *155.76 feet*, to a point;  
*North 76°43'12" West*, for a distance of *120.45 feet*, to a point and;  
*North 58°03'39" West*, for a distance of *36.81 feet*, to a point at the southwest corner of the herein described tract;

THENCE, across said called 1103.37 acre tract, *North 52°34'44" East*, at *100 feet* pass a 5/8 inch steel rod set, with yellow cap, for reference, continuing for a *total distance of 1893.91 feet*, to a 5/8 inch steel rod set, with yellow cap, at the southwest corner of a roadway easement this day surveyed, along existing gravel road, and at the northwest corner of the herein described tract;

THENCE, with the south line of said roadway easement and existing gravel road, with varying distances, and the north line of the herein described tract the following bearings and distances:

**EXHIBIT A**  
**Page 4 of 5**

*South 86°10'51" East*, for a distance of *91.77 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 59°00'06" East*, for a distance of *292.76 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*South 81°41'43" East*, for a distance of *95.04 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*South 31°05'28" East*, for a distance of *1065.84 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 65°14'17" East*, for a distance of *476.01 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 85°30'20" East*, for a distance of *459.58 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*South 66°04'22" East*, for a distance of *164.07 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*South 47°29'44" East*, for a distance of *327.00 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*South 70°08'33" East*, for a distance of *189.53 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 86°53'08" East*, for a distance of *130.18 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 51°38'05" East*, for a distance of *600.83 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 33°06'57" East*, for a distance of *203.87 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 29°23'46" East*, for a distance of *325.91 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 07°41'36" East*, for a distance of *487.36 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*North 48°44'07" East*, for a distance of *91.53 feet*, to a 5/8 inch steel rod set, with yellow cap, at an angle point of said roadway easement and the herein described tract;

*South 89°58'28" East*, for a distance of *334.64 feet*, to a 5/8 inch steel rod set, with yellow cap, at an existing corner post in the south line of said roadway easement and at the north most corner of the herein described tract;

**THENCE**, with the north line of the herein described tract, with existing fence, *South 43°31'13" East*, for a distance of *322.64 feet*, to a 5/8 inch steel rod set, with yellow cap, intersecting the south curving to the left line of a called 77.87 acre easement described to Victoria County Navigation District, recorded in Volume 521, Page 297 of the Deed Records of said County and of the herein described tract;

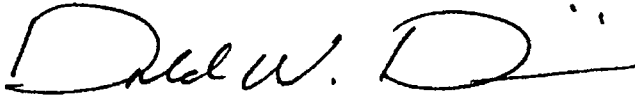
**THENCE**, with the said curving to the left south line of said easement, chord bearing *South 38°05'06" East*, chord distance *81.14 feet*, arc distance *81.14 feet*, radius *6739.65 feet*, and a delta angle of *0°41'23"*, to a 5/8 inch steel rod set, with yellow cap, in the northwesterly line of said called 77 acre tract, at a exterior corner of the herein described tract;

THENCE, with the northwesterly line of said called 77 acre tract, with existing fence, *South 52°52'00" West*, for a distance of *258.37 feet* to **THE POINT OF BEGINNING CONTAINING**, with these metes and bounds, *219.85 acres* more or less.

Reference is made to that Plat accompanying this Legal Description.

Bearings are based on bearings of record in Volume 1484, Page 262 of the Deed Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in January 2009.



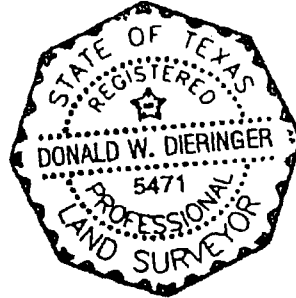
URBAN SURVEYING, INC.

By: Donald W. Dieringer

Registered Professional Land Surveyor

Texas No. 5471

1/16/09



C0344 219.85 acres

LEGAL DESCRIPTION  
4.38 ACRE  
ROADWAY EASEMENT

THE STATE OF TEXAS}  
THE COUNTY OF VICTORIA}

BEING 4.38 acre roadway easement situated partly in the C. M. Creanor Survey, Abstract 149, and partly in the John Kemper Survey, Abstract 241, Victoria County, Texas and being a part of a certain called 1103.37 acre tract described in Warranty Deed with Vendors Lien dated August 26, 1988 from Marie Huff, Ross Ella Giles, Micki Giles Flowers and Vicki Giles Fabre to Floyd R. Jaster and wife Trudy R. Jaster, recorded in Volume 1484, Page 262 of the Deed Records of Victoria County, Texas, is a part of that certain called 77.87 acre easement described in a Deed dated January 20, 1960 from Pete Rydolph to Victoria County Navigation District, recorded in Volume 521, Page 297 of the Deed Records of Victoria County, Texas, said 4.38 acre easement being described by metes and bounds as follows:

COMMENCING, from an existing 5/8 inch steel rod at the west corner of a certain called 77 acre tract described to Barragy Living Trust, recorded in Instrument Number 200809024 of the Official Records of said County, and at a northeasterly interior corner of said called 1103.37 acre tract,

THENCE, with the northwest line of said called 77 acre tract and a southeast line of said called 1103.37 acre tract, with existing fence, *North 52°52'00" East*, for a distance of *1268.67 feet*, to a point in the curving to the right centerline of the Victoria Barge Canal and northeast line of said called 1103.37 acre tract, and at the north corner of said called 77 acre tract, and with said curve, chord bearing *North 35°26'38" West*, chord distance *642.55 feet*, arc distance *642.89 feet*, radius *5729.65 feet*, and a delta angle of *6°25'44"*, to a point at the east corner of a 9.28 acre easement this day surveyed, and with the south line of said 9.28 acre easement, *South 59°46'15" West*, for a distance of *434.40 feet* to a point at THE POINT OF BEGINNING and northeast corner of the herein described tract;

THENCE, across said called 77.87 acre easement, and said called 1103.37 acre tract and the east and south edge of and existing road, the following bearings and distances:

*South 13°06'05" East*, for a distance of *260.70 feet* to a point at an angle point of the herein described easement;

*South 05°23'48" East*, for a distance of *101.17 feet* to a point at an angle point of the herein described easement;

*South 16°46'30" West*, for a distance of *89.98 feet* to a point at an angle point of the herein described easement;

*South 39°13'58" West*, for a distance of *94.61 feet* to a point at an angle point of the herein described easement;

*South 52°37'11" West*, for a distance of *97.66 feet* to a point at an angle point of the herein described easement;

*South 73°41'30" West*, for a distance of *155.02 feet* to a 5/8 inch steel rod set, with yellow cap stamped, URBAN SURVEYING, INC., at the most northerly corner of a 219.85 acre tract, this day surveyed, and at an angle point of the herein described easement;

THENCE, with the northerly line of said 219.85 acre tract, and the southerly line of said existing road the following, bearings and distances:

*North 89°58'28" West*, for a distance of *420.78 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;



*South 48°44'07" West*, for a distance of *91.53 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*South 07°41'36" West*, for a distance of *487.36 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*South 29°23'46" West*, for a distance of *325.91 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*South 33°06'57" West*, for a distance of *203.87 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*South 51°38'05" West*, at *411.34 feet pass* a point at the northeast corner of a 0.06 acre easement this day surveyed, at *483.48 feet pass* a point at the northwest corner of said 0.06 acre easement, continuing for a *total distance* of *600.83 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*South 86°53'08" West*, for a distance of *130.18 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*North 70°08'33" West*, for a distance of *189.53 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*North 47°29'44" West*, for a distance of *327.00 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*North 66°04'22" West*, for a distance of *164.07 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*South 85°30'20" West*, for a distance of *459.58 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*South 65°14'17" West*, for a distance of *476.01 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*North 31°05'28" West*, for a distance of *1065.84 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*North 81°41'43" West*, for a distance of *95.04 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement;

*South 59°00'06" West*, for a distance of *292.76 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point of said 219.85 acre tract and the herein described easement and;

*North 86°10'51" West*, for a distance of *91.77 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at the northwest corner of said 219.85 acre tract and at the southwest corner of the herein described easement;

THENCE, with the projection of the west line of said 219.85 acre tract, *North 52°34'44" East*, for a distance of *45.51 feet* to a point on the north side of said existing road, and at the northwest corner of the herein described easement;

THENCE, with the north side of said existing road the following bearings and distances:

*South 86°10'51" East*, for a distance of *48.15 feet* to a point at and angle point of the herein described easement;

*North 59°00'06" East*, for a distance of *325.64 feet* to a point at and angle point of the herein described easement;

**EXHIBIT B**  
**Page 3 of 4**

*South 81°41'43" East*, for a distance of *79.08 feet* to a point at and angle point of the herein described easement;

*South 31°05'28" East*, for a distance of *1007.07 feet* to a point at and angle point of the herein described easement;

*South 68°31'24" East*, for a distance of *99.06 feet* to a point at and angle point of the herein described easement;

*North 65°14'17" East*, for a distance of *393.94 feet* to a point at and angle point of the herein described easement;

*North 85°30'20" East*, for a distance of *472.54 feet* to a point at and angle point of the herein described easement;

*South 66°04'22" East*, for a distance of *176.58 feet* to a point at and angle point of the herein described easement;

*South 47°29'44" East*, for a distance of *325.90 feet* to a point at and angle point of the herein described easement;

*South 70°08'33" East*, for a distance of *177.43 feet* to a point at and angle point of the herein described easement;

*North 86°53'08" East*, for a distance of *114.56 feet* to a point at and angle point of the herein described easement;

*North 51°38'05" East*, for a distance of *586.41 feet* to a point at and angle point of the herein described easement;

*North 33°06'57" East*, for a distance of *198.01 feet* to a point at and angle point of the herein described easement;

*North 29°23'46" East*, for a distance of *319.18 feet* to a point at and angle point of the herein described easement;

*North 07°41'36" East*, for a distance of *523.30 feet* to a point at and angle point of the herein described easement;

*North 48°44'07" East*, for a distance of *68.32 feet* to a point at and angle point of the herein described easement;

*South 89°58'28" East*, for a distance of *458.08 feet* to a point at and angle point of the herein described easement;

*North 73°41'30" East*, for a distance of *145.14 feet* to a point at and angle point of the herein described easement;

*North 52°37'11" East*, for a distance of *88.56 feet* to a point at and angle point of the herein described easement;

*North 39°13'58" East*, for a distance of *85.13 feet* to a point at and angle point of the herein described easement;

*North 16°46'30" East*, for a distance of *78.14 feet* to a point at and angle point of the herein described easement;

*North 05°23'48" West*, for a distance of *93.28 feet* to a point at and angle point of the herein described easement;

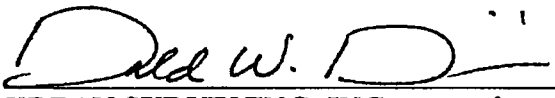
*North 13°06'05" West*, for a distance of *249.43 feet* to a point in the south line of said 9.28 acre easement, and at the northwest corner of the herein described easement;

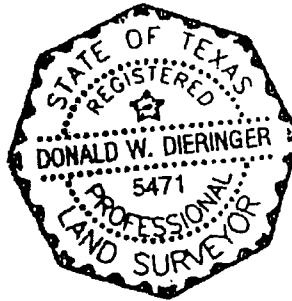
**THENCE**, with the south line of said 9.28 acre easement, *North 59°46'15" East*, for a distance of *31.39 feet* to **THE POINT OF BEGINNING CONTAINING**, within these metes and bounds *4.38 acres* of land more or less.

Reference is made to that Plat accompanying this Legal Description.

Bearings are based on bearings of record in Volume 1486, Page 26 of the Deed Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in January 2009.

  
URBAN SURVEYING, INC. 1/16/09  
By: Donald W. Dieringer  
Registered Professional Land Surveyor  
Texas No. 5471



C0344 roadway easement

EXHIBIT C

LEGAL DESCRIPTION  
9.28 ACRE EASEMENT

THE STATE OF TEXAS}  
THE COUNTY OF VICTORIA}

BEING 9.28 acre easement situated in the John Kemper Survey, Abstract 241, Victoria County, Texas and being a part of a certain called 1103.37 acre tract described in Warranty Deed with Vendors Lien dated August 26, 1988 from Marie Huff, Ross Ella Giles, Micki Giles Flowers and Vicki Giles Fabre to Floyd R. Jaster and wife Trudy R. Jaster, recorded in Volume 1484, Page 262 of the Deed Records of Victoria County, Texas, is a part of that certain called 77.87 acre easement described in a Deed dated January 20, 1960 from Pete Rydolph to Victoria County Navigation District, recorded in Volume 521, Page 297 of the Deed Records of Victoria County, Texas, said 9.28 acre easement being described by metes and bounds as follows:

COMMENCING, from an existing 5/8 inch steel rod at the west corner of a certain called 77 acre tract described to Barragy Living Trust, recorded in Instrument Number 200809024 of the Official Records of said County, and at a northeasterly interior corner of said called 1103.37 acre tract,

THENCE, with the northwest line of said called 77 acre tract and a southeast line of said called 1103.37 acre tract, with existing fence, *North 52°52'00" East*, for a distance of *1268.67 feet*, to a point in the curving to the right centerline of the Victoria Barge Canal and northeast line of said called 1103.37 acre tract, and at the north corner of said called 77 acre tract, and with said curve, chord bearing *North 35°26'38" West*, chord distance *642.55 feet*, arc distance *642.89 feet*, radius *5729.65 feet*, and a delta angle of *6°25'44"*, to a point at **THE POINT OF BEGINNING** and east corner of the herein described easement;

THENCE, across said called 77.87 acre easement, *South 59°46'15" West*, for a distance of *1010.52 feet* to a point in the curving to the right southwest line of said 77.87 acre easement, and at the at the south corner of the herein described easement;

THENCE, with the said curving to the right south line of said called 77.87 acre easement, chord bearing *North 30°13'45" West*, chord distance *400.00 feet*, arc distance *400.06 feet*, radius *6739.65 feet*, and a delta angle of *3°24'04"*, to a point at the west corner of the herein described easement;

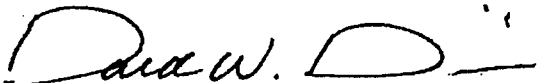
THENCE, across said called 77.87 acre easement, *North 59°46'15" East*, for a distance of *1010.52 feet* to a point in the curving to the left centerline of the Victoria Barge Canal, and northeast line of said called 1103.37 acre tract, and at the at the north corner of the herein described easement;

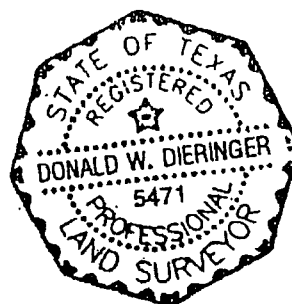
THENCE, with said curving to the left centerline of the Victoria Barge Canal, and the northeast line of said called 77.87 acre easement, and said called 1103.37 acre tract, chord bearing *South 30°13'45" East*, chord distance *400.00 feet*, arc distance *400.08 feet*, radius *5729.65 feet*, and a delta angle of *4°00'03"*, to **THE POINT OF BEGINNING CONTAINING**, within these metes and bounds *9.28 acres* of land more or less.

Reference is made to that Plat accompanying this Legal Description.

Bearings are based on bearings of record in Volume 1486, Page 26 of the Deed Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in January 2009.

  
URBAN SURVEYING, INC. 1/16/09  
By: Donald W. Dieringer  
Registered Professional Land Surveyor  
Texas No. 5471



C0344 ease 9.28 acres

LEGAL DESCRIPTION  
0.06 ACRE EASEMENT

THE STATE OF TEXAS}  
THE COUNTY OF VICTORIA}

BEING 0.06 acre easement situated in the John Kemper Survey, Abstract 241, Victoria County, Texas and being a part of a certain called 1103.37 acre tract described in Warranty Deed with Vendors Lien dated August 26, 1988 from Marie Huff, Ross Ella Giles, Micki Giles Flowers and Vicki Giles Fabre to Floyd R. Jaster and wife Trudy R. Jaster, recorded in Volume 1484, Page 262 of the Deed Records of Victoria County, Texas, is a part of that 219.85 acre tract this day surveyed, said 0.06 acre easement being described by metes and bounds as follows:

COMMENCING, from an existing 5/8 inch steel rod at the west corner of a certain called 77 acre tract described to Barragy Living Trust, recorded in Instrument Number 200809024 of the Official Records of said County, and at a northeasterly interior corner of said called 1103.37 acre tract,

THENCE, with the northwest line of said called 77 acre tract and a southeast line of said called 1103.37 acre tract, with existing fence, *North 52°52'00" East*, for a distance of *1268.67 feet*, to a point in the curving to the right centerline of the Victoria Barge Canal and northeast line of said called 1103.37 acre tract, and at the north corner of said called 77 acre tract, and with said curve, chord bearing *North 35°26'38" West*, chord distance *642.55 feet*, arc distance *642.89 feet*, radius *5729.65 feet*, and a delta angle of *6°25'44"*, to a point at the east corner of a 9.28 acre easement this day surveyed, and with the south line of said 9.28 acre easement, *South 59°46'15" West*, for a distance of *434.40 feet* to a point at northeast corner of a 4.38 acre roadway easement this day surveyed;

THENCE, across said called 77.87 acre easement, and said called 1103.37 acre tract and the east and south edge of and existing road, and with the east and south lines of said 4.38 acre roadway easement the following bearings and distances:

*South 13°06'05" East*, for a distance of *260.70 feet* to an angle point;

*South 05°23'48" East*, for a distance of *101.17 feet* to an angle point;

*South 16°46'30" West*, for a distance of *89.98 feet* to an angle point;

*South 39°13'58" West*, for a distance of *94.61 feet* to an angle point;

*South 52°37'11" West*, for a distance of *97.66 feet* to an angle point;

*South 73°41'30" West*, for a distance of *155.02 feet* to a 5/8 inch steel rod set, with yellow cap stamped, URBAN SURVEYING, INC., at the most northerly corner of a 219.85 acre tract, this day surveyed, and at an angle point of said 4.38 acre roadway easement;

THENCE, with the northerly line of said 219.85 acre tract, and the southerly line of said existing road and said 4.38 acre roadway easement the following, bearings and distances:

*North 89°58'28" West*, for a distance of *420.78 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point;

*South 48°44'07" West*, for a distance of *91.53 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point;

*South 07°41'36" West*, for a distance of *487.36 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point;

*South 29°23'46" West*, for a distance of *325.91 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point;

*South 33°06'57" West*, for a distance of *203.87 feet* to a 5/8 inch steel rod set, with yellow cap stamped, at an angle point and;

*South 51°38'05" West*, for a distance of *411.34 feet* a point at the northeast corner and **THE POINT OF BEGINNING** of the herein described easement;

**THENCE**, *South 21°44'44" East*, for a distance of *42.78 feet* to a point at the southeast corner of the herein described easement;

**THENCE**, *South 53°20'50" West*, for a distance of *50.00 feet* to a point at the southwest corner of the herein described easement;

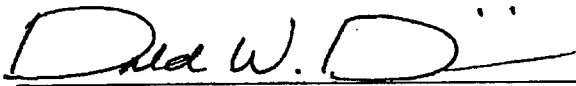
**THENCE**, *North 52°28'09" West*, for a distance of *40.72 feet* to a point in the southeasterly line of said 4.38 acre easement, and in the northwesterly line of said 219.85 acre tract, and at the northwest corner of the herein described tract;

**THENCE**, with the southeasterly line of said 4.38 acre easement, and the northwesterly line of said 219.85 acre tract, *North 51°38'05" East*, for a distance of *72.14 feet* to **THE POINT OF BEGINNING CONTAINING**, within these metes and bounds *0.06 acre* of land more or less.

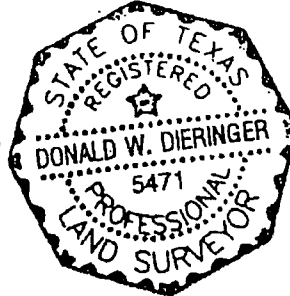
Reference is made to that Plat accompanying this Legal Description.

Bearings are based on bearings of record in Volume 1486, Page 26 of the Deed Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in January 2009.



URBAN SURVEYING, INC. 1/16/09  
By: Donald W. Dieringer  
Registered Professional Land Surveyor  
Texas No. 5471



C0344 ease 0.06 acre

**FILED**

2016 DEC -9 P 3 23

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

2016 DEC 12 A 11:42

NATIONSTAR MORTGAGE LLC (CXE)  
WILLIAMS, BRIDGET R.  
1509 EAST VIRGINIA AVENUE, VICTORIA, TX 77901

FHA 495-5501755-703  
Firm File Number: 16-025885

*OH*  
*Deidi Orsley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 15, 1999, BRIDGET R. WILLIAMS, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to DUDLEY BEADLES, as Trustee, the Real Estate hereinafter described, to NORWEST MORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 199916234, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **January 3, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Victoria** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT NO. ELEVEN (11), IN BLOCK NO. THREE (3), MORNINGSIDE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 32, MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

Property Address: 1509 EAST VIRGINIA AVENUE  
VICTORIA, TX 77901  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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.

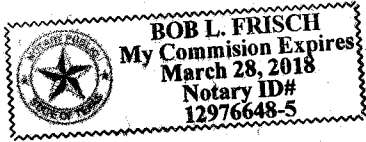
*Jo Woolsey*  
SUBSTITUTE TRUSTEE  
Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Bob Frisch, Sandra Mendoza, Vicki Hammonds or Jamie Streen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Nueces

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jo Woolsey, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11<sup>th</sup> day of December, 2016.

*RP*  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,  
My commission expires: \_\_\_\_\_



Type or Print Name of Notary

---

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



Our File Number: 16-05475

Name: ALEX W SULLIVAN AND DEBORAH L SULLIVAN AKA DEBBIE L SULLIVAN

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 9, 2007, ALEX W. SULLIVAN AND DEBORAH L. SULLIVAN AKA DEBBIE L. SULLIVAN, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 200713585, in the DEED OF TRUST OR REAL PROPERTY records of **VICTORIA COUNTY, TEXAS**; 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/Security Instrument; and

WHEREAS, an Order to Proceed with the Notice of Foreclosure Sale and Foreclosure Sale was entered on October 17, 2016, under Cause No. 16-08-79966-D in the 377th Judicial District Court of **VICTORIA COUNTY, TEXAS**;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 3, 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, I will sell said Real Estate at the County Courthouse in **VICTORIA COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL OF THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN VICTORIA COUNTY, TEXAS, TO-WIT:

BEING LOT NUMBER TWENTY (20) OF OAK COLONY ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 349, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

BEING THAT PARCEL OF LAND CONVEYED TO ALEX W. SULLIVAN AND WIFE, DEBORAH L. SULLIVAN FROM ROBERT W. NIEMANN BY THAT DEED DATED 09/14/1999 AND RECORDED 09/20/1999 IN INSTRUMENT NO. 199912295 OF THE VICTORIA COUNTY, TX, PUBLIC REGISTRY. TAX MAP REFERENCE: 56866

Property Address: 705 OAK RIDGE ST  
VICTORIA, TX 77905-0698

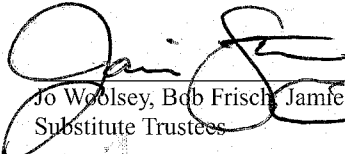
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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.

**ACTIVE MILITARY SERVICE NOTICE**

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

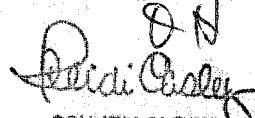
WITNESS MY HAND this 12<sup>th</sup> day of December, 2016.

  
Jo Woolsey, Bob Frisch, Jame Steen, Jodi Steen,  
Substitute Trustees

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

**FILED**

2016 DEC 12 A 11:46

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

FILED

2016 DEC 12 A 11:50

*Debi Bailey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, JAMES A. BAILEY AND JENNAHA L. BAILEY, HUSBAND AND WIFE delivered that one certain Deed of Trust dated MAY 2, 2014, which is recorded in INSTRUMENT NO. 201405147 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$179,193.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

**WHEREAS**, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

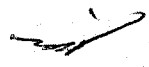
**NOTICE IS HEREBY GIVEN** that on Tuesday, JANUARY 3, 2017, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT NUMBER FIVE-A (5A), IN BLOCK NUMBER THIRTEEN (13), OF THE RE-SUBDIVISION OF LOTS 1-7, BLOCK 13, CASTLE HILL UNIT 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 67, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of VICTORIA County, Texas, for such sales (OR AT PATIO AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE FACING BRIDGE STREET).

**NOTICE IS FURTHER GIVEN** that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is 2155 LOUISIANA BLVD. NE, STE 8000, ALBUQUERQUE, NEW MEXICO 87110. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: DECEMBER 12, 2016.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR JO WOOLSEY OR BOB FRISCH OR JAMIE STEEN OR JODI STEEN

FILE NO.: WMC-3371  
PROPERTY: 208 KING ARTHUR STREET  
VICTORIA, TEXAS 77904

JAMES A. BAILEY

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

C&S No. 44-16-3264 / FHA / Yes  
JPMorgan Chase Bank, National Association

### 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:** March 10, 2008

**Grantor(s):** Erin E. Piwetz Pothoff and Christopher Pothoff, husband and wife

**Original Trustee:** David W. Mann

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Citizens Mortgage Corp., a Texas Corporation, its successors and assigns

**Recording Information:** Clerk's File No. 200802955, 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:** 01/03/2017                      **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 THIRTEEN (13), OF FLEETWOOD IV, PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 258 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

*Sandra Mendoza*  
Lestye 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 Cathy Cagle as Successor Substitute Trustee

**FILED**

2016 DEC 12 A 11:59  
*Deirdre Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**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:** 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 3rd day of January, 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):** OSCAR CABALLERO, DONNA CABALLERO, Sammy Hooda, Michael Burns, 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 OSCAR CABALLERO, DONNA CABALLERO, Sammy Hooda, Michael Burns, 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. OSCAR CABALLERO, DONNA CABALLERO, Sammy Hooda, Michael Burns, 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.

**FILED**  
2016 DEC 12 P 12:04

*Deirdre Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

**Date:** 07/10/2009  
**Grantor(s):** MAGGIE BOYD HARGROVE, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$87,750.00  
**Recording Information:** Instrument 200908454  
**Property County:** Victoria  
**Property:**

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER FIVE (5), OF BLUE RIDGE 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 327, PAGE 298, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**Reported Address:** 1001 TAYLOR AVE, VICTORIA, TX 77901

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 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, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sammy Hooda, Michael Burns, 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, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sammy Hooda, Michael Burns, 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, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sammy Hooda, Michael Burns, 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.

**FILED**

2016 DEC 12 P 12:09

*David Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

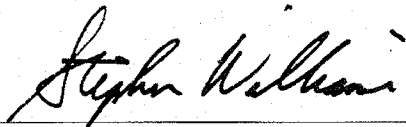


MADE FOR DESCRIPTIVE PURPOSES.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 200908454 and recorded in the real property records of Victoria County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 27th day of October, 2016.

Signed: 10/27/2016 04:09 PM

  
\_\_\_\_\_  
JUDGE PRESIDING

Fax: (972) 643-6699

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2016 DEC 12 P 12:11

*David Chesley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 02/28/2013  
**Grantor(s):** BIANCA R THOMAS, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$152,093.00  
**Recording Information:** Instrument 201302689  
**Property County:** Victoria  
**Property:**

LOT NO. SIXTEEN (16) AND LOT NO. SEVENTEEN (17), LESS THE EASTERLY TWENTY FEET (20') OF LOT NO. SIXTEEN (16) AND LESS THE WESTERLY TWENTY FEET (20') OF LOT NO. SEVENTEEN (17), IN BLOCK NO. FIFTEEN (15) OF PRIMROSE PLACE, AN ADDITION LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN VOLUME 3, PAGE 48, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

**Reported Address:** 806 GARDENIA LN, 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:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 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):** 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, Donna Caballero, Sammy Hooda, Michael Burns, 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 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, Donna Caballero, Sammy Hooda, Michael Burns, 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. 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, Donna Caballero, Sammy Hooda, Michael Burns, 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.



# Notice of Trustee's Sale

FILE No. 9107  
County Clerk, Victoria County, Texas

Date: 12/12/2016

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/6/2015, in the original principal amount of \$52,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/6/2015, executed by Edward and Amy Lopez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201511106 of the Official Public Records of Victoria County, Texas

Property: (Tract 1- Sec. 2) - A 5.01 acre tract in the John W. Cliburn Survey, A-190 in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): January 3, 2017

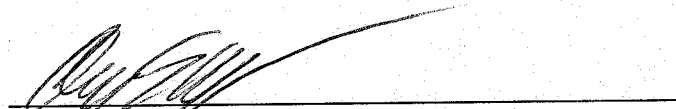
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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](mailto:olsonsurvey@sbcglobal.net)

FIELD NOTES FOR A 5.01 ACRE TRACT IN THE JOHN W. CLIBURN SURVEY, VICTORIA COUNTY, TEXAS.

BEING a 5.01 acre tract or parcel of land out of and being a part of the John W. Cliburn 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:

BEGINNING at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Instrument No. 201102378 and 201313880, Victoria County Official Public Records, 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 Henry 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, and this tract.

THENCE with the northwest line of the Javer 301.77 acre tract and southeast line of the 423.001 acre tract, S 43 deg. 56 min. 33 sec. W, at 36.04 feet pass a 5/8 inch iron rod found in the south line of Willow Creek Ranch Road, 431.29 feet in all to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 86 deg. 27 min. 48 sec. W, 434.90 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 04 deg. 00 min. 56 sec. E, at 382.29 feet pass a 5/8 inch iron rod set in the south line of the before said Willow Creek Ranch Road, 412.47 feet in all to a point in the center of same, the south line of the Nine Mile Investments, 510.086 acre tract and north line of the 423.001 acre tract, for the northwest corner of this tract.

THENCE with the south line of the Nine Mile Investments 510.086 acre tract and north line of the 423.001 acre tract, along the center of Willow Creek Ranch Road, S 79 deg. 43 min. 19 sec. E, 715.97 feet to the POINT OF BEGINNING, containing 5.01 acres of land.

*Dale L. Olson*

Dale L. Olson  
Reg. Pro. Land Surveyor 1753



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

Order# 15-323-32s\_1

©2015 Dale L. Olson Surveying Co.

Date Created: 8-28-15

**FILED**

2016 DEC 13 A 10:59

*Patricia Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS