

FILED

2017 MAR 23 P 12:47

DN
Randi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 055431-TX

Date: March 23, 2017

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: JUSTIN WAYNE PRIESMEYER, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND
ASSIGNS

CURRENT MORTGAGEE: PLAZA HOME MORTGAGE INC.

MORTGAGE SERVICER: PLAZA HOME MORTGAGE INC.

DEED OF TRUST DATED 7/7/2015, RECORDING INFORMATION: Recorded on 7/9/2015, as Instrument No. 201507440,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER SIX (6), BLOCK NUMBER FORTY-TWO (42), QUAIL CREEK WEST BLKS, 41, 42, 43, 44, 45, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 3 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/6/2017**, the foreclosure sale will be conducted in **Victoria** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PLAZA HOME MORTGAGE INC. is acting as the Mortgage Servicer for PLAZA HOME MORTGAGE INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PLAZA HOME MORTGAGE INC., as Mortgage Servicer, is representing the Mortgagee, whose address is:

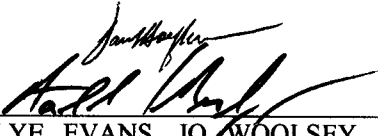
PLAZA HOME MORTGAGE INC.
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

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



Matter No.: 055431-TX

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.

By:  Substitute Trustee
LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI
HAMMONDS, ARNOLD MENDOZA, PAUL A. HOEFKER,
ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

LF No. 17-03427

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

2017 MAR 30 P 1:02

Jodi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF VICTORIA

Deed of Trust Date:
JULY 23, 2014

Property address:
1304 E JUAN LINN ST
VICTORIA, TX 77901

Grantor(s)/Mortgagor(s):
DANIEL HARVELL, JR., AND MICHELLE HARVELL

LEGAL DESCRIPTION: BEING A 0.513 ACRE TRACT OF LAND IN FARM LOT NUMBER FOUR (4), BLOCK "A", EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CALEB DELGADO AND HORTENSE DELGADO (031-356) AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR WALLICK AND VOLK, INC.

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 06/06/2017

Recorded on: AUGUST 5, 2014

Original Trustee: GENEVA B. TURNER

Property County: VICTORIA
As Clerk's File No.: 201408630

Substitute Trustee: MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB FRISCH, JAMIE STEEN, JODI STEEN, W. D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, PAMELA THOMAS, BARBARA SANDOVAL

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB FRISCH, JAMIE STEEN, JODI STEEN, W. D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, PAMELA THOMAS, BARBARA SANDOVAL, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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:-

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday JUNE 6, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. 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.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

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, March 30, 2017

MARINOSCI LAW GROUP, PC

By: [Signature]
KYLE HAUSMANN
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF Dallas

Before me, Renee Reyna, the undersigned officer, on this, the 30 day of March, 2017, (insert name of notary) personally appeared KYLE HAUSMANN, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal (SEAL)

[Signature]
Notary Public for the State of TEXAS

My Commission Expires: _____

Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 17-03427

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

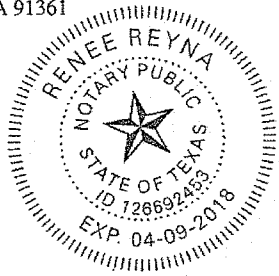


EXHIBIT A

STATE OF TEXAS]

COUNTY OF VICTORIA]

FIELDNOTE DESCRIPTION of a 0.513 acre tract of land being in Farm Lot Number Four (4), Block "A", East of Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas and being all of that certain tract of land conveyed to Caleb Delgado and Hortense Delgado (031-356) and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8" steel rod found for the southeasterly corner of this tract, same being the southwesterly corner of the Robert J. Blevins tract (200201579) and being in the northerly right-of-way line of E. Juan Linn Street (55.6' R.O.W.);

THENCE, along said north right-of-way line, N69°12'26"W, 100.80 feet to a 5/8" steel rod found for the southwest corner of this tract, same being the southeast corner of the Joe Ruiz tract (200513634);

THENCE, N19°31'16"E, at 137.43 feet pass a point from which a 5/8" steel rod found bears 0.25 foot right, and continuing for an overall distance of 197.92 feet to a 5/8" steel rod found for the northwest corner, same being the southwest corner of Centennial Subdivision (7-28 P.R.);

THENCE, along the common line of this and said Centennial Subdivision, S69°44'44"E, 169.54 feet to a concrete monument found with a steel rod in the westerly right-of-way line of Hummel Street (55.6' R.O.W.);

THENCE, along said westerly right-of-way line, S18°58'31"W, 35.00 feet to a 5/8" steel rod found for the northeast corner of said Blevins tract;

THENCE, along the common line of this and said Blevins tracts, N69°47'25"W, 69.82 feet to a 5/8" steel rod found for common corner;

THENCE, continuing along said common line, S19°16'W, 163.83 feet (BASE BEARING) to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.513 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey on 25 April 2006 with the aid of GF NO. 34447 and is accompanied by a plat of even survey date.

JoeHernandez.doc



[Signature]
Allen J. Hanslik, Texas R.P.L.S. NO. 4012

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: June 06, 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.

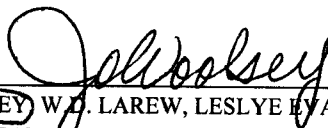
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 2012 and recorded in Document CLERK'S FILE NO. 201209598 real property records of VICTORIA County, Texas, with WESTLEY Q. TAYLOR II AND JESSICA R. TAYLOR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WESTLEY Q. TAYLOR II AND JESSICA R. TAYLOR, securing the payment of the indebtednesses in the original principal amount of \$134,518.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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


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

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

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.

FILED

Declarants Name: _____
Date: _____

2017 APR 10 P 2: 01



HEIDI COOLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING A 0.3909 ACRE TRACT OF LAND, BEING THE NORTHWESTERLY PORTION OF LOT NUMBER NINETEEN (19) IN BLOCK NUMBER FIVE (5) OF BRENTWOOD MANOR, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 83 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, AND FURTHER BEING THAT SAME TRACT OF LAND CONVEYED BY CLAYTON J. MODISSETTE, ET UX TO CARTUS FINANCIAL CORPORATION ACCORDING TO INSTRUMENT NO. 201012340 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 0.3909 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID LOT ONE (1) AND SAID LOT 19, BLOCK 5, OF SAID BRENTWOOD MANOR, IN THE CURVING SOUTH RIGHT-OF-WAY LINE OF TRENT (57.2' R.O.W.);

THENCE, SOUTH 44 DEG. 40' 00" EAST (RECORD), ALONG THE COMMON LINE OF SAID LOTS 1 AND 19, A DISTANCE OF 25.69 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID CARTUS FINANCIAL CORPORATION TRACT OF LAND AND THAT CERTAIN TRACT OF LAND CONVEYED TO THE WAGNER FAMILY TRUST ACCORDING TO INSTRUMENT NO. 200310234 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, SOUTH 56 DEG. 38' 36" WEST (RECORD), ALONG THE COMMON LINE OF SAID WAGNER FAMILY TRUST TRACT OF LAND, A DISTANCE OF 178.47' (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID CARTUS FINANCIAL CORPORATION AND SAID WAGNER FAMILY TRUST TRACTS OF LAND, IN THE NORTHEAST RIGHT-OF-WAY LINE OF DOVER (55.6' R.O.W.);

THENCE, NORTH 44 DEG. 40' 00" WEST (RECORD), ALONG SAID DOVER RIGHT-OF-WAY LINE, A DISTANCE OF 150.83' (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT AT THE INTERSECTION OF THE SAID RIGHT-OF-WAY LINE OF DOVER AND THE SAID RIGHT-OF-WAY LINE OF TRENT;

THENCE, ALONG SAID CURVE TO THE RIGHT, DELTA = 149 DEG. 26' 47", RADIUS = 15.00 FEET, CHORD BEARS N 30 DEG. 03' 22" E, 28.94 FEET, FOR A DISTANCE OF 39.12 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT IN THE SAID RIGHT-OF-WAY LINE OF TRENT;

THENCE, ALONG SAID CURVE TO THE LEFT, DELTA = 21 DEG. 22' 35", RADIUS = 601.49 FEET, CHORD BEARS S 85 DEG. 54' 32" E, 223.11 FEET, FOR A DISTANCE OF 224.41 FEET (RECORD) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.3909 ACRE TRACT OF LAND, MORE OR LESS.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/12/2011
Grantor(s): JEFFREY R. SAUNDERS JR., AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$111,975.00
Recording Information: Instrument 201109247
Property County: Victoria
Property: BEING LOT NUMBER NINE (9), IN BLOCK NUMBER FOUR (4), OF QUAIL CREEK WEST TRACTS IV AND V, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 24 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 118 BLUEBIRD RD, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of June, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

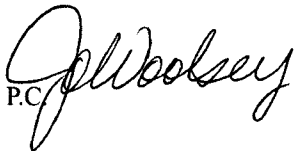
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, 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,

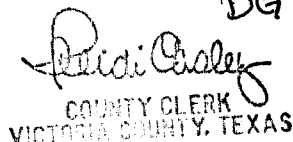
Buckley Madole, P.C.



FILED

2017 APR 10 P 1:58

DG



COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 9198
County Clerk, Victoria County, Texas
NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/02/2008
Grantor(s): ADOLPH FRANK GUTIERREZ AND SPOUSE LINDA DIANE MCLEAD GUTIERREZ
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., A WYOMING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$76,087.00
Recording Information: Instrument 200811980
Property County: Victoria
Property:

BEING 0.19 OF AN ACRE SITUATED IN AND A PART OF FARM LOT NO. ONE (1), BLOCK NO. TWO (2), RANGE FIVE (5), EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 200210725 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.19 OF AN ACRE IS MORE FULLY DESCRIPTION BY METES AND BOUNDS AS FOLLOWS;
BEGINNING AT A IRON PIPE FOUND IN THE WEST LINE OF LAVALLIERE STREET FOR THE SOUTHEAST CORNER OF THIS 0.19 OF AN ACRE, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO RUDY RIVERA RECORDED IN INSTRUMENT NO. 199902806 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS;
THENCE, S 84 DEGREES, 35'05" W WITH THE COMMON LINE OF THIS TRACT AND SAID RIVERA TRACT OF LAND, AT 70.00 FEET PASSING THE NORTHWEST CORNER OF SAID RIVERA TRACT AND TH NORTHEAST CORNER OF A 0.20 ACRE TRACT RECORDED IN VOLUME 1528, PAGE 570 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, CONTINUING ON THE SAME COURSE WITH THE COMMON LINE OF THIS TRACT AND SAID 0.20 ACRE TRACT A TOTAL DISTANCE OF 139.85 FEET TO A IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS 0.19 OF AN ACRE;
THENCE, N 04 DEGREES, 36'20" W WITH THE COMMON LINE OF THIS TRACT AND A 0.3010 ACRE TRACT RECORDED IN VOLUME 1138, PAGE 616 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AT 30.00 FEET PASSING THE COMMON CORNER OF SAID 0.3010 ACRE TRACT AND A 0.284 ACRE TRACT RECORDED IN VOLUME 822, PAGE 286 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, CONTINUING ON SAME COURSE A TOTAL DISTANCE OF 59.38 FEET TO A IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS 0.19 OF AN ACRE;
THENCE, N 84 DEGREES, 19'00" E WITH THE COMMON LINE OF THIS TRACT AND ANOTHER 0.19 ACRE TRACT A DISTANCE OF 139.50 FEET TO A IRON FOUND FOR THE NORTHEAST CORNER OF THIS 0.19 OF AN ACRE;
THENCE, S 04 DEGREES, 57'00" E WITH THE WEST LINE OF LAVALLIERE STREET A DISTANCE OF 60.03 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.19 OF AN ACRE.

Reported Address: 1105 LA VALLIERE ST, 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, 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 6th day of June, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, 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

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2017 APR 10 P 2:04

06
Patti Craley
VICTORIA COUNTY, TEXAS

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Wornack, 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.



2017 APR 10 P 2:10

NATIONSTAR MORTGAGE LLC (CXE)
LEHNERT, JEFFREY S. AND JENNIFER L.
501 WINDY WAY DRIVE, VICTORIA, TX 77904

FHA 495-8524329-703
Firm File Number: 16-025586

Jo Woolsey DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 16, 2009, JEFFREY S. LEHNERT AND JENNIFER L. LEHNERT, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAHOMEKEY, INC., ITS SUCCESSORS AND ASSIGNS 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 200912595, 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, **June 6, 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 NUMBER TWENTY-TWO (22), IN BLOCK NUMBER FIVE (5), OF WINDCREST SUBDIVISION 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 398 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Property Address: 501 WINDY WAY DRIVE
VICTORIA, TX 77904
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

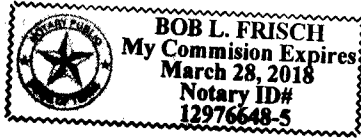
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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.

20 17 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of April



A handwritten signature in black ink, appearing to read "B L Frisch", written over a horizontal line.

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2017 APR 20 P 3:14

VICTORIA County

Deed of Trust Dated: July 1, 2009

Amount: \$108,000.00

Grantor(s): CARLETTE JOHNSON and REGINALD JOHNSON

Original Mortgagee: EVERETT FINANCIAL, INC. DBA SUPREME LENDING, A TEXAS CORPORATION

Current Mortgagee: CITIMORTGAGE, INC.


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 200907251

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Date of Sale: June 6, 2017 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JO WOOLSEY OR BOB FRISCH, VICKI HAMMONDS, ARNOLD MENDOZA, SANDRA MENDOZA OR JAMIE STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


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

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

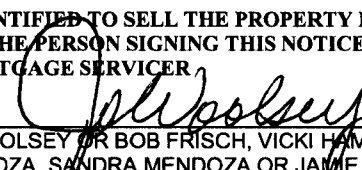
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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



KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-016517



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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 as a member of the Texas national Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WHEREAS, on 8/3/2000, JOE OLGUIN AND WIFE LINDA OLGUIN, executed a Deed of Trust conveying to EVERETT L. ANSCHUTZ, JR. as Trustee, the Real Estate hereinafter described, to **CROSSLAND MORTGAGE CORP.**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 200010545, Volume XX, Page XX, and unrecorded loan modification dated 11/1/2014 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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/6/2017** beginning not earlier than **11:00 am**, or not later than three hours thereafter, I will sell said Real Estate in **VICTORIA COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

BEING LOT NUMBER TWELVE (12), OF LIVE OAKS ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 21, OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS.

Property Address: **198 LIVE OAK DR, INEZ, TX 77968**
Mortgage Servicer: **Caliber Home Loans, Inc.**
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**
Reinstatement Line: **(800) 401-6587**
Noteholder: **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**

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.

WITNESS MY HAND this day, April 27, 2017

When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Handwritten signature
Leslye Evans, Jo Woolsey, W.D. Larew, Arnold Mendoza,
Substitute Trustee

FILED
2017 APR 27 P 2:54
Handwritten signature
COUNTY CLERK
VICTORIA COUNTY, TEXAS



FILE No. 9205
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: 06/06/2017

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: 2005 College Dr, Victoria, TX 77904

- 2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property
- 3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/01/2007 and recorded 10/08/2007 in Document 200713020, Book --- Page ---, real property records of Victoria County Texas, with Jesse C. Rubio and Mary A. Rubio, husband and wife 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 Jesse C. Rubio and Mary A. Rubio, husband and wife securing the payment of the indebtedness in the original principal amount of \$ **102,213.00**, 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

2017 APR 28 P 2:30

DG
Debi Craly
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:

Lot No Fourteen (14), in Block No. One (1), of NORTH BON AIRE, 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 40, of the Map and Plat Records of Victoria County, Texas.

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

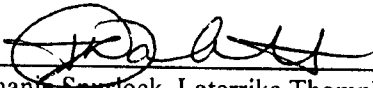
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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: April 28, 2017



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

Jonathan Schendel, Barbara Sandoval, 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.

Our File Number: 16-03112
Name: FRANK S PENA, ALSO KNOWN AS FRANK SUNIGA PENA AND TINA PENA, ALSO KNOWN AS AUGUSTINA PENA, MARRIED TO EACH OTHER

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 24, 2003, FRANK S PENA, ALSO KNOWN AS FRANK SUNIGA PENA AND TINA PENA, ALSO KNOWN AS AUGUSTINA PENA, MARRIED TO EACH OTHER, 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 200316526, 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 JANUARY 27, 2017, under Cause No. 16-11-80318-D in the 377th Judicial District Court of **VICTORIA COUNTY, TEXAS**;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 6, 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:

TRACT NO. 1:

ALL OF LOT NUMBERED SEVEN (7) BLOCK NUMBERED ONE (1) OF THE CATTAN DICK SUBDIVISION OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID SUBDIVISION BEING OF RECORD IN VOLUME 250 AT PAGE 131 OF THE DEED RECORD OF VICTORIA COUNTY, TEXAS, TO WHICH RECORD, REFERENCE IS HERE NOW MADE FOR ALL PERTINENT PURPOSES AND;

TRACT NO. 2

A TRACT OF LAND SITUATED IN FARM LOT NO. TWO (2) IN BOCK NO. ONE (1) RANGE NO. THREE (3) EAST ABOVE TOWN IN THE ORIGINAL LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1112 ASH ST
VICTORIA, TX 77901
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF DOVER MORTGAGE CAPITAL 2005-A CORPORATION,
GRANTOR TRUST CERTIFICATES, SERIES 2005-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

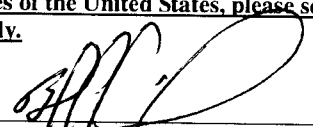
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 28 day of April, 2017.

FILED

2017 APR 28 P 2:26

Patricia Osley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS


Jo Woolsey, W.D. Larew, Arnold Mendoza, Donna Caballero, Oscar Caballero, Bob Frisch, Patricia Sanders, Frederick Britton, Doug Woodard, Jamie Steen, Aarti Patel, Jonathan Schendel, Jodi Steen, Pamela Thomas, Leslye Evans, Maryna Danielian, Dan Hart, Barbara Sandoval, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

Customer Name:	FRANK PENA
Application #:	009922301321

Exhibit A (Legal Description)

TRACT NO. 1:

ALL OF LOT NUMBERED SEVEN (7) BLOCK NUMBERED ONE (1) OF THE CATTAN DICK SUBDIVISION OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID SUBDIVISION BEING OF RECORD IN VOLUME 250 AT PAGE 131 OF THE DEED RECORD OF VICTORIA COUNTY, TEXAS, TO WHICH RECORD, REFERENCE IS HERE NOW MADE FOR ALL PERTINENT PURPOSES AND;

TRACT NO. 2

A TRACT OF LAND SITUATED IN FARM LOT NO. TWO (2) IN BOCK NO. ONE (1) RANGE NO. THREE (3) EAST ABOVE TOWN IN THE ORIGINAL LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, THE SAME BEING A PORTION OF THAT 2.17 ACRE TRACT DESCRIBED IN THE CATTAN DICK ETAL TO THE PUBLIC DATED APRIL 18, 1949 AND RECORDED IN VOLUME 250 PAGE 129 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND BEING THAT PORTION OF SAID SUBDIVISION DEDICATED FOR THE PUBLIC USE OF A STREET AND SHOWN ON THE ORIGINAL PLAT OF SAID SUBDIVISION AS LOUIS STREET DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID CATTEN DICK SUBDIVISION SAID CORNER BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF ASH STREET WITH THE CENTER LINE OF LOUIS STREET PRODUCED:

THENCE SOUTH 85 DEG. 47 MIN. WEST A DISTANCE OF 25 FEET ALONG THE NORTH LINE OF ASH STREET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT SEVEN (7) BLOCK ONE (1) OF THE SAID ADDITION DESCRIBED HEREIN ABOVE;

THENCE NORTH 4 DEG. 27 MIN. WEST PARALLEL WITH THE CENTERLINE OF LOUIS STREET PRODUCED A DISTANCE OF 126 FEET TO A STAKE FOR CORNER;

THENCE WEST 85 DEG. 47 MIN. EAST A DISTANCE OF 25 FEET TO THE NORTHEAST CORNER OF SAID LOT SEVEN (7) BLOCK ONE (1) CATTEN DICK SUBDIVISION;

THENCE SOUTH 4 DEG. 27 MIN. EAST A DISTANCE OF 126 FEET ALONG THE CENTER LINE OF LOUIS STREET PRODUCED TO THE SOUTHEAST CORNER AND THE PLACE OF BEGINNING CONTAINING APPROXIMATELY 7/100 (0.07) ACRES OF LAND;

SAID PARCEL BEING ONE HALF (1/2) OF THAT TRACT OF REAL PROPERTY QUIT CLAIMED TO THE GRANTORS HEREIN BY THE CITY OF VICTORIA, TEXAS ON THE

28TH DAY OF MAY 1954 SAID QUIT CLAIM DEED BEING OF RECORD IN VOLUME 476 AT PAGE 435 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS IT BEING THE INTENTION OF THE GRANTORS HEREIN TO CONVEY HEREBY A TRACT OF REAL PROPERTY FRONTING 85 FEET ON ASH STREET BY 126 FEET.

Being that parcel of land conveyed to Frank Suniga Pena and Augustina Pena from Albert Dick and Maggie Catton by that deed dated 12/17/1957 and recorded 12/24/1957 in Deed Book 476 at Page 490 of the VICTORIA County, TX Public Registry.

Tax Map Reference: 13900-001-00700

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Huvar

2003 NOV 13 01:59 PM 200316526
DEMETERIA \$23.00
VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Kimberly Dale Ferguson of Victoria County, Texas, dated July 8, 2014, and duly recorded at #201410549, of the Official Records Instrument of Victoria County, Texas, I will, as 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, June 6, 2017, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Lots 11 & 12, Block 15, of SHADY OAKS SUBDIVISION, SECTION VI, 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 8th day of May, 2017.

FILED

2017 MAY 10 A 8:49

DG

Deirdre Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupel
Charlie Faupel
Trustee

wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of said real property, including without limitation all reservations or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises"); and

WHEREAS, the Note and the Deed of Trust and all other documents securing the Note are now held by the Trust (hereinafter referred to as "Beneficiary"), having an address of c/o CWCAPITAL ASSET MANAGEMENT LLC, 7501 Wisconsin Avenue, Suite 500 West, Bethesda, Maryland 20814; and

WHEREAS, CWCAPITAL ASSET MANAGEMENT LLC, is acting on behalf of Beneficiary solely in its capacity as special servicer ("Special Servicer"); and

WHEREAS, to the extent the Deed of Trust or any other security agreement held by Beneficiary covers both real and personal property, including without limitation any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the real property described on Exhibit A hereto, including without limitation all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Beneficiary will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.604 of the Texas Uniform Commercial Code; and

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matter") covering and/or affecting the Premises currently in existence; and

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to other of the Other Matters; and

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters, if any, Beneficiary may subordinate its liens securing the Indebtedness to any one or more of the Other Matters and may not so subordinate such liens to other of the Other Matters; and

WHEREAS, in the event Beneficiary chooses to subordinate its liens securing the Indebtedness to any Other Matters, such decisions will be announced at the foreclosure sale; and

WHEREAS, default has been made in the payment of the Note and Indebtedness, and the Note is now unpaid, delinquent and in default; and

WHEREAS, Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness; and


WHEREAS, pursuant to the authority granted in the Deed of Trust, Beneficiary has appointed the undersigned as "Substitute Trustee" under the Deed of Trust pursuant to duly authorized and executed appointment document; and

WHEREAS, Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas; and

WHEREAS, the undersigned, Substitute Trustee, acting upon the request of said Beneficiary, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Deed of Trust; and

NOW, THEREFORE, I or my authorized agent, the undersigned, Substitute Trustee as aforesaid, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I or my authorized agent will sell the Premises at public venue to the highest bidder or bidders, for cash, which sale will begin no earlier than 10:00 a.m. and no later than 1:00 p.m., on the first Tuesday in June next, the same being June 6, 2017 at the county courthouse in Victoria County, Texas, located at 115 N. Bridge, Victoria, Texas 77901, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county; further, provided, however, if such a designation by said commissioner's court shall have been made and recorded as aforesaid after the date hereof and prior to the time of the sale, then I will sell the Premises as aforesaid at such area so designated by the commissioner's court of said county.

EXECUTED effective as of this 9th day of May, 2017.

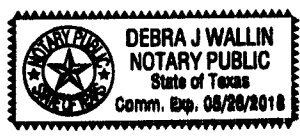


Steven R. Smith, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Steven R. Smith, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of May, 2017.



Debra J. Wallin

Notary Public, State of Texas
Printed Name: Debra J. Wallin
My Commission Expires: May 26, 2018

RETURN TO:
Steven R. Smith
Perkins Coie, LLP
500 N. Akard Street, Suite 3300
Dallas, Texas 75201

EXHIBIT A

BEING a 2.125 acre tract of land situated in the Jose Maria J. Carbajal Survey, Abstract 13, Victoria County, Texas and being that same tract of land described as 2.125 acres as conveyed from Chirag Patel to Goose Development Corp. according to Instrument No. 200407274 of the Official Records of said County, said 2.125 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter Iron rebar set to mark the common corner of said 2.125 acre tract and that certain tract of land described as 1.069 acres as conveyed from Hermann Grueneberg, et ux to Zalora F. Price by Instrument recorded in Volume 1191, Page 563 of the Deed Records of said County, said Iron rebar being in the curving east right-of-way line of N. Navarro Street (120' R.O.W.);

THENCE, in a northerly direction along said curving right-of-way line (Internal angle = 0 deg. 14' 57", radius = 11,529.32', chord bears N 3 deg. 10' 27" W, a distance of 50.14') for an arc distance of 50.14 feet to a 2 inch diameter iron pipe found marking the northwest corner of the herein described tract, same being the most southerly corner of Lot 2, Block 1, Roddy Subdivision No. 3 according to the established map or plat of said addition recorded in Volume 8, Page 28 C & D of the Plat Records of said County;

THENCE, North 45 deg. 00' 00" East, (Basis of Bearing) passing at 215.37 feet a 5/8 inch diameter Iron rebar found marking the common corner of Lot 1 and Lot 2 of said Roddy Subdivision No. 3 and continuing for an overall distance of 396.81 feet to 5/8 inch diameter Iron rebar found marking the north corner of the herein described tract, same being an interior corner of said Lot 1, Block 1, Roddy Subdivision No. 3;

THENCE, South 38 deg. 09' 00" East, at 16.57 feet pass a 5/8 inch diameter Iron rebar found marking a southerly corner of said Lot 1, Block 1, Roddy Subdivision No. 3, same being the west corner of that certain tract of land described as 1 acre as conveyed from Bertram C. Jacobs, Jr., et ux to J. L. Foreman by Instrument recorded in Volume 745, Page 424 of the Deed Records of said County, at 162.82 feet pass 0.55 feet right of a 5/8 inch diameter iron rebar found marking the common corner of said 1 acre tract (Vol. 745, Pg. 424) and that certain tract of land described as 1 acre as conveyed from Zeilman Vlears Moore to Stanley Moore by Instrument recorded in Volume 1506, Page 585 of the Deed Records of said county, and continuing for an overall distance of 308.80 feet to a 1 inch diameter iron pipe found marking the east corner of the herein described tract and south corner of said 1 acre tract (Vol. 1506, Pg. 585), same being in the northwest line of that certain tract of land described as 6.769 acres as conveyed from Fred S. Totah, Jr., et al to the City of Victoria by Instrument recorded in Volume 737, Page 399 of the Deed Records of said county;

THENCE, South 38 deg. 14' 08" West, along said northwest line, a distance of 201.25 feet to a 5/8 inch diameter Iron rebar found marking the most southerly corner of the herein described tract, same being the east corner the aforesaid Hermann Grueneberg 1.069 acre tract;

THENCE, North 37 deg. 45' 12" West, along the northeast line of said 1.069 acre tract, a distance of 102.22 feet to a 5/8 inch diameter Iron rebar found marking an interior corner of the herein described tract and the most northerly northeast corner of said 1.069 acre tract;

THENCE, South 87 deg. 51' 12" West, along the north line of said 1.069 acre tract, a distance of 281.63 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 2.125 acres of land, more or less.

All set steel rebar are marked with a yellow plastic cap stamped "URBAN SURVEYING INC."

Bearings are based on bearings of record recorded in Instrument No. 200407274 of the Official Records of Victoria County, Texas.

2017 MAY 10 P 1:29

Notice of Trustee's Sale

Date: May 10, 2017

Trustee: Stephen A. Beal

DG
Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

Obligation: Real Estate Lien Note dated April 23, 2007, from Maker, Mr. Salvador Escalona to Payee, BP-Residential, L.L.C., in the original principal amount of \$38,500.00

Deed of Trust

Date: April 23, 2007

Recording Information: Filed on April 27, 2007, and recorded under document number 200705413 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Salvador Escalona

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Four (4), in Block Number Two (2), of WILL ROGERS TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 25 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): June 6, 2017

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

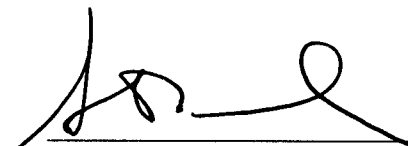
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILE No. 9211
County Clerk, Victoria County, Texas

Notice of Substitute Trustee's Sale

Date: May 15, 2017

Substitute Trustee: Carly W. Wall, David Roberts, Anne Marie Odefey or Sandra Witte
P.O. Box
Port Lavaca, Texas 77979

Borrower: W. J. Sparks, III
2204 S W Moody Street
Victoria, Texas 77901

Mortgagee: International Bank of Commerce
P.O. Box 228
Port Lavaca, Texas 77979

Note: Real Estate Lien Note dated July 6, 2010, in the original amount of \$250,000.00.

**Modifications
and Renewals:**

Renewal, Extension and/or Modification and Release Agreement for Commercial Loans dated effective December 8, 2016 in the amount of \$193,868.67 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended).

Deed of Trust

Date: July 13, 2010

Grantor: W. J. Sparks, III

Mortgagee: International Bank of Commerce

Recording information: Instrument Number 201006527 in the Official Records of Victoria County, Texas.

Property:

TRACT I: 43.875 acres out of the Jose Maria Escalera Grant, Abstract 26, Victoria County, Texas, more fully described by metes and bounds in Exhibit "A" attached.

TRACT II: 150.00 acres out of the Jose Maria Escalera Grant, Abstract 26, Victoria County, Texas, more fully described by metes and bounds in Exhibit "A" attached.

TRACT III: 103.125 acres out of the Jose Maria Escalera Grant, Abstract 26, Victoria County, Texas, more fully described by metes and bounds in Exhibit "A" attached.

TRACT IV: 2.00 acres out of the Jose Maria Escalera Grant, Abstract 26, Victoria

FILED

2017 MAY 15 A 11:43

Deirdre C. Gaskin
COUNTY CLERK
VICTORIA COUNTY, TEXAS

County, Texas, more fully described by metes and bounds in Exhibit "A" attached.

TRACT V: 10.0 acres out of the Jose Maria Escalera Grant, Abstract 26, Victoria County, Texas, more fully described by metes and bounds in Exhibit "A" attached.

County: Victoria

Date of Sale (first Tuesday of month): June 6, 2017

Time of Sale: No earlier than 10:00 a.m. on said date, and no later than 1:00 p.m. on said date.

Place of Sale: At the 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 of Victoria County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that International Bank of Commerce' bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, International Bank of Commerce, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by International Bank of Commerce. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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



Carly W. Wall, Substitute Trustee
2206 Hwy 35 N
P. O. Box 9
Port Lavaca, Texas 77979
Telephone: (361) 552-2971
Telecopier: (361) 552-5368
Email: carly@portlavacalaw.com

EXHIBIT "A"

TRACT I: Being a 43.875 acre portion of the Jose Maria Escalera Grant, Abat 26, Victoria County, Texas, and being a portion of that 46.875 acre tract which was set apart and confirmed unto James Joseph Willemin and Leila Belle Willemin by Deed of Partition dated the 15th day of June, 1963, and recorded in Vol. 596, Page 69, of the Deed Records of Victoria County, Texas, this 43.875 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel stake in the Northeast line of said 46.875 acre tract which is S 43° 38' E a distance of 115.2 varas from the North corner of said 46.875 acre tract, which was also the North corner of the Sophie Willemin Estate 300 acre tract;

THENCE S 43° 38' E a distance of 197.3 varas to an existing concrete monument for the East corner of said 46.875 acre tract, which is also the East corner of this 43.875 acre tract;

THENCE S 45° 15' W a distance of 846.969 varas to the South corner of said 46.875 acre tract, which is also the South corner of this 43.875 acre tract;

THENCE N 43° 38' W a distance of 312.5 varas to the West corner of said 46.875 acre tract, which is also the West corner of this 43.875 acre tract;

THENCE N 45° 15' E a distance of 699.949 varas with the Northwest line of said 46.875 acre tract to a 5/8 inch steel stake for corner of this 43.875 acre tract;

THENCE S 43° 38' E a distance of 115.2 varas to a 5/8 inch steel stake for an interior corner of this 43.875 acre tract;

THENCE N 45° 15' E a distance of 147.02 varas to the Place of Beginning, Containing 43.875 acres of land.

EXHIBIT "A"

TRACT II: Being 150.00 acre portion of the Jose Maria Escalera Grant, Abst. 26, Victoria County, Texas, and being the Southeast half of that 300 acre tract acquired by Sophie Willemin from Louis Kolle and wife, Annie Kolle, by deed dated the 5th day of April, A. D., 1920, and recorded in Vol. 93, Page 382 of the Deed Records, Victoria County, Texas, and this 150.00 acre tract being described by metes and bounds as follows:

BEGINNING at an iron pipe in the fence line for the South corner of said 300 acre tract, also the South corner of this 150.00 acre tract, which pipe is N 46° 52' E 1191 varas; N 45° 04' E 134 varas; and N 45° 26' W a distance of 456 varas from the South corner of the Jose Maria Escalera Grant in the Northeast line of the Cacelia DeLa Garza Grant;

THENCE No 43° 38' W a distance of 499.1 varas with boundary fence to a concrete monument for corner;

THENCE N 45° 15' E a distance of 671.51 varas to a concrete monument for corner;

THENCE N 25° 28' W a distance of 370.872 varas to a concrete monument for corner;

THENCE N 45° 15' E a distance of 1132.2 varas to a concrete monument in the Northeast boundary fence of said 300 acre tract for the North corner of this 150.00 acre tract;

THENCE S 43° 38' E a distance of 312.5 varas with boundary fence to a post for the East corner of this 150.00 acre tract, also the East corner of said 300 acre tract;

THENCE S 45° 59' W a distance of 464 varas;

THENCE S 46° 13' W a distance of 500 varas to fence corner;

THENCE S 43° 28' E a distance of 546 varas to fence corner;

THENCE S 44° 42' W a distance of 672 varas;

THENCE S 45° 26' W a distance of 282 varas to the Place of Beginning Containing 150.00 acres of land; being the same 150.00 acres of land set apart and confirmed unto Lillian Willemin by Deed of Partition dated the 12th day of September, 1962, and recorded in Vol. 574, Page 283, Deed Records, Victoria County, Texas.

EXHIBIT "A"

TRACT III: Being a portion of the Jose Maria Escalera Grant, Abst. 26, in Victoria County, Texas, and being the Southwest portion of that 150 acre tract set apart and confirmed unto Ruth A. Willemin, et al, by deed of partition dated the 12th day of September, A. D. 1962, and recorded in Vol. 574, Page 293, Deed Records, Victoria County, Texas, this tract of 103.125 acres of land, more or less, being described by metes and bounds as follows:

BEGINNING at a concrete monument in the Southwest boundary fence of that certain tract of 300 acres or land conveyed by Louis Kollé and wife, Annie Kollé, to Sophie Willemin by deed dated the 5th day of April, A. D., 1920, and recorded in Volume 92, at page 382 of the Deed Records of Victoria County, Texas, for South corner of this tract of 103.125 acres of land, more or less, same being also the South corner of said 150 acre tract of land; said corner being N 48° 52' E a distance of 1191 varas; N 45° 04' E a distance of 134 varas; N 45° 26' W a distance of 456 varas (pipe at the South corner of said 300 acre tract); and N 43° 38' W a distance of 499.1 varas from the South corner of the Jose Maria Escalera Grant in the Northeast line of the Cacilia De La Garza Grant;

THENCE N 43° 38' W a distance of 616.9 varas with the boundary fence to an iron pipe in the fence line for the West corner of this tract;

THENCE N 45° 37' E a distance of 175 varas to fence corner;

THENCE N 39° 36' W a distance of 47 varas to fence corner;

THENCE N 45° 15' E a distance of 894.031 varas with the Northwest boundary fence of said 150 acre tract to a stake for the North corner of this tract of 103.125 acres, more or less, or land;

THENCE S 43° 38' E a distance of 312.5 varas to a stake in the Southeast boundary line of said 150 acres tract for corner;

THENCE S 45° 15' W a distance of 285.231 varas to a concrete monument for corner;

THENCE S 25° 28' E a distance of 370.872 varas to a concrete monument for corner;

THENCE S 45° 15' W a distance of 671.51 varas to the Place of Beginning, Containing 103.125 acres of land, more or less.

EXHIBIT "A"

2.00-ACRE TRACT

FIELD NOTE

THE STATE OF TEXAS

COUNTY OF VICTORIA

BEING a 2.00-acre portion of the Jose Maria Escalera Grant, Abstract 26, Victoria County, Texas, and being a tract out of the west corner of that 72.57-acre tract acquired by Mrs. Eunice S. Kern in the partition of Tract No. 7, of 156.6 acres acquired by Louis F. Schmidt, by deed of partition titles, Henry G. Schmidt, et al, to Clemence O. Schmidt, et al, dated August 18, 1951, and recorded in Volume 308, Page 166, of the Deed Records of Victoria County, Texas, and this 2.00-acre tract being described by metes and bounds as follows:

BEGINNING at an existing one-inch pipe for the west corner of the above-mentioned Kern 72.57-acre tract, also the south corner of that 72.57-acre tract partitioned to Milton L. Schmidt for the west corner of this 2.00-acre tract;

THENCE N 45° 30' E a distance of 417.4 feet with the common line of the Kern and Schmidt tracts to a 5/8-inch steel stake for the north corner of this 2.00-acre tract;

THENCE S 44° 15' E a distance of 208.7 feet across said Kern tract to a 5/8-inch steel stake in the most westerly southeast line of the Kern tract for the east corner of this 2.00-acre tract;

THENCE S 45° 30' W a distance of 417.4 feet to an existing one-inch pipe for corner of said 72.57-acre tract for the south corner of this 2.00-acre tract;

THENCE N 44° 15' W a distance of 208.7 feet with the southwest line of the Kern tract to the place of Beginning, CONTAINING 2.00 acres of land.

This tract was surveyed on the ground under my supervision in November, 1971 assisted by Johnny Wagner as transitman, and James Kloesel and Roy Wilems as tapemen.

EXHIBIT "A"

10.0-ACRE TRACT

FIELD NOTE

THE STATE OF TEXAS)

COUNTY OF VICTORIA)

BEING a 10.0-acre portion of the Jose Maria Escalera Grant, Abstract 26, Victoria County, Texas, and being a tract out of the Southwest side of that 72.57-acre tract which was acquired by Lucille Wearden Beck, et al, from Milton L. Schmidt by deed dated September 18, 1970, and recorded in Volume 754, Page 226 of the Deed Records of Victoria County Texas, and this 10.0-acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8-inch steel stake in the Northwest line of said 72.57-acre tract and being S 45° 04' W a distance of 1061.0 feet, N 55° 30' E a distance of 208.7 feet and S 45° 04' W a distance of 1200.50 feet from the North corner of said 72.57-acre tract, also the East corner of the Joe Pakabusch 5.00-acre tract;

THENCE S 44° 15' E a distance of 1056.88 feet to a 5/8-inch steel stake in the Southeast line of said 72.57-acre tract for the East corner of this 10.0-acre tract;

THENCE S 45° 30' W a distance of 412.90 feet with the Southeast line of said 72.57-acre tract to a 1-inch pipe for the South corner of this 10.0-acre tract, also the South corner of said 72.57-acre tract;

THENCE N 44° 15' W a distance of 1053.80 feet with the Southwest line of said 72.57-acre tract to a 1-inch pipe for the West corner of this 10.0-acre tract, also the West corner of said 72.57-acre tract;

THENCE N 45° 04' E with the Northwest line of said 72.57-acre tract a distance of 412.85 feet to the place of beginning, CONTAINING 10.0-acres of land.

This Field Note is based on a survey made on the ground under my supervision on March 23, 1971, assisted by Joseph A. Gasch as transitman, Johnny Wagner and Dennis Knippa as tapemen.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard on 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.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 3, 2013, Travis M. Whitehead conveyed to Tim Williams, as Trustee, the property situated in Victoria County, Texas, to wit:

Property: See Exhibit "A" attached hereto, as well as a 1997 Palm Harbor Homes I LP "Riverbend" manufactured home, 16' x 76', Serial Number MP223631; HUD Label/Seal Number PFS0471565, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

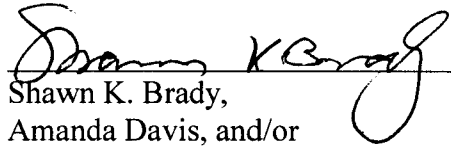
To secure that certain Note executed by Travis M. Whitehead and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on January 17, 2013 under Document No. 201300749 in the Official Public Records of Victoria County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of June, 2017, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the area in front of the east door of the Victoria County Courthouse building located at 115 N. Bridge Street, Victoria, Victoria County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 12th day of May, 2017.


Shawn K. Brady,
Amanda Davis, and/or
Howard Marek, any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

Exhibit "A"

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER ONE (1), OF TIFFANY PLACE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 329, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

KNOWN AS: 181 Tiffany Drive, Victoria, Texas 77904

CAD# 54130-001-00900-

FILED

2017 MAY 15 P 12:38

Paige Orsby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 9213
County Clerk, Victoria County, Texas
Notice of Substitute Trustee's Sale

FILED

Date: May 15, 2017

2017 MAY 15 P 12: 51

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated June 25, 2012 in the original principal amount of \$202,727.00

Debi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust

Date: June 25, 2012
Grantor: Tyanne Hurtado and John Hurtado
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 201207312, of the Official Public Records of Real Property of Victoria County, Texas
Property: BEING Lot Number Three (3), in Block Number One (1), of SCHMIDT ACRES SUBDIVISION, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 9, Page 1C-D of the Plat Records of Victoria County, Texas.

Substitute Trustee's Name: Brent A. Lane, Robert Steed, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

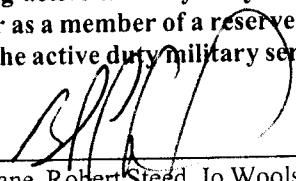
County: Victoria
Date of Sale (first Tuesday of month): June 6, 2017
Time of Sale: 11:00 a.m. - 2:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Robert Steed, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. 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.

By: 
Brent A. Lane, Robert Steed, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act

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

2017 MAY 15 P 12:55

Debi Coley
DH
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MIRANDA SHAE PRIOUR, A SINGLE WOMAN delivered that one certain Deed of Trust dated JULY 16, 2014, which is recorded in INSTRUMENT NO. 201407870, and corrected and re-filed as INSTRUMENT NO. 201413564 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 \$260,200.00 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, JUNE 6, 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-EIGHT (28), IN BLOCK NUMBER TWO (2), OF OAK HAVEN ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 114A&B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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: MAY 15, 2017.



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

FILE NO.: WMC-3424
PROPERTY: 106 WHITE OAK COURT
VICTORIA, TEXAS 77901

MIRANDA S. PRIOUR

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 384-1263

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: June 06, 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.

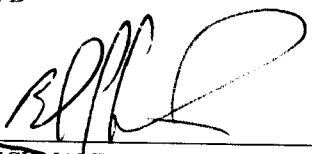
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 04, 2007 and recorded in Document CLERK'S FILE NO. 200708500 real property records of VICTORIA County, Texas, with ADAN MARTINEZ, JR AND MICHELE MARTINEZ W/A/T/A ADAN MARTINEZ AND MICHELE MARTINEZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADAN MARTINEZ, JR AND MICHELE MARTINEZ W/A/T/A ADAN MARTINEZ AND MICHELE MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$59,878.00, 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD
FORT MILL, SC 29715

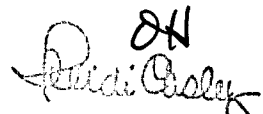


JO WOOLSEY BOB FRISCH JAMIE STEEN OR JODI STEEN
Substitute Trustee

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

FILED

2017 MAY 15 P 1:00


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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: _____



EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN VICTORIA COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS, TO WIT: BEING LOT 14, BLOCK 2, MESQUITEWOOD ESTATES, SECTION 1, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD AT VOLUME 6, PAGE 34, MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD, IN ANY. APN: 54941.



NOS00000006069611

FILE No. 9216
County Clerk, Victoria County, Texas
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: June 06, 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.

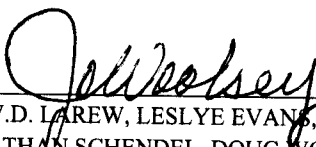
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 02, 2014 and recorded in Document CLERK'S FILE NO. 201407456 real property records of VICTORIA County, Texas, with SEAN C TORRES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC . ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SEAN C TORRES, securing the payment of the indebtednesses in the original principal amount of \$179,193.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361


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

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

Certificate of Posting


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

Declarants Name: _____

Date: _____

FILED

2017 MAY 15 P 1:02


HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS



0000006719801

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER ONE (1), OF HERITAGE MANOR, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, PAGE 130 A, PLAT RECORDS, VICTORIA COUNTY, TEXAS.
A.P.N. : 35392-001-02500



NOS0000006719801

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: June 06, 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.

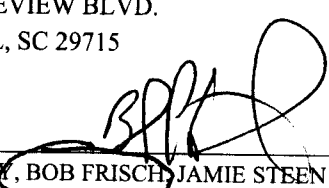
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 26, 2014 and recorded in Document CLERK'S FILE NO. 201411038 real property records of VICTORIA County, Texas, with THOMAS KIRKPATRICK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS KIRKPATRICK, securing the payment of the indebtednesses in the original principal amount of \$183,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

FILED

2017 MAY 15 P 1:04

DN
Paici Chisley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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: _____



0000006761258

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER EIGHT (8), OF BELLTOWER UNIT I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 248, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
A.P.N.: 08830-008-00300



NOS0000006761258

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: BEING LOT NUMBER TWO (2), IN BLOCK NUMBER SEVEN (7), OF MEADOWBROOK 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 322, PAGE 23 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/15/2008 and recorded in Document 200814292 real property records of Victoria County, Texas.

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

Date: 06/06/2017

Time: 11:00 AM

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

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

5. Obligations Secured. The Deed of Trust executed by JACQUELINE WILLIAMS AND BRENT WILLIAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$116,255.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking & Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking & Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI
HAMMONDS, BOB FRISCH, JAMIE STEEN OR
ARNOLD MENDOZA
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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

FILED

2017 MAY 15 P 1:09

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/27/2006
Grantor(s): GUILLERMINA MADRIGAL AND ROBERT MADRIGAL, A MARRIED COUPLE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$24,745.00
Recording Information: Instrument 200614428
Property County: Victoria
Property: BEING THE SURFACE ONLY OF LOTS NUMBER ONE AND TWO (1, 2), IN BLOCK NUMBER FIFTY-SEVEN (57), OF TOWN OF PLACEDO, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 25, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 401 PARK STREET, PLACEDO, TX 77977

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of June, 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, Braden Barnes, Michael Burns, Thuy Frazier, 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, Braden Barnes, Michael Burns, Thuy Frazier, 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, Braden Barnes, Michael Burns, Thuy Frazier, 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

2017 MAY 15 P 1:13

DG
David Buckley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/19/2008
Grantor(s): ANGELA STOVALL AND HUSBAND, NIVORY STOVALL
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$91,278.00
Recording Information: Instrument 200803352
Property County: Victoria
Property: BEING ALL OF LOT NO. THREE (3) IN BLOCK NO. NINE (9) OF INWOOD TERRACE SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2 PAGE 60 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 1612 SEGUIN AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of June, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, 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

2017 MAY 15 P 1:18

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

2017 MAY 15 P 4:47

David P. Gomez D6
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: May 15, 2017

Substitute Trustee: Robert Carl Bedgood

Substitute Trustee's Address: P. O. Box 4807, Victoria, Texas 77903

Borrower: Mariana Rodriguez

Borrower's Address: 2301 N. Levi, Victoria, Texas 77901

Mortgagee: David P. Gomez and Mary Lou Gomez

Mortgagee's Address: 242 Tara, Inez, Texas 77968

Deed of Trust:

Real Estate Lien Note February 4, 2015 in the principal sum of \$34,000.00, payable to David P. Gomez and Mary Lou Gomez, (Note) secured by Vendor's Lien retained in Deed recorded under Clerk's File #201501358 Official Records of Victoria County, Texas and Deed of Trust of even date therewith to Laura Ayers Bedgood, Trustee, under Clerk's File #201501359 Official Records of Victoria County, Texas (Deed of Trust)

Property:

Parcel One:

Lot No. One (1), in Block No. Six (6), of WILL ROGERS TERRACE, an Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 25, of the Map and Plat Records of Victoria County, Texas.

Parcel Two:

Being a Clayton Homes Manufactured Home, Label #TEX 0564757, Serial #CLW005143TX located on Parcel One included the Seller's interest in any sheds, barns, all mechanical and water systems, fixtures, irrigation equipment, water pumps and pipe, water and water rights and easements appurtenances associated with the Parcel One.

And all personal property secured by the security agreement included in the Deed of Trust.]

County: Victoria

Date of Sale: June 6, 2017

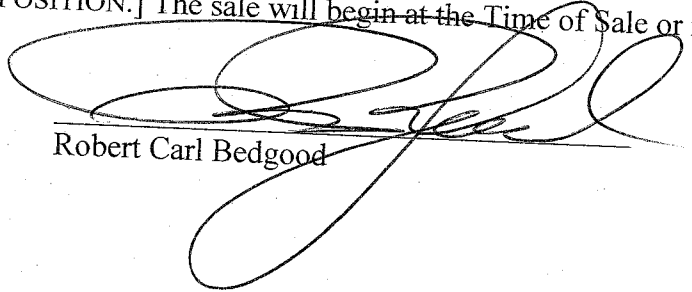
Time of Sale: At 10:00 a. m. or within three hours thereof

Place of Sale: at the entrance to the Courthouse in Victoria, Victoria County, Texas being the area designated by the county commissioner's court for foreclosure sales

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.

Robert Carl Bedgood is the Substitute Trustee under the Deed of Trust Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.] The sale will begin at the Time of Sale or not later than three hours thereafter.



Robert Carl Bedgood

FILE No. 9225
County Clerk, Victoria County, Texas

Elsa Briones and Rudy Briones
1307 E. Park Avenue
Victoria, Texas 77901
Our file #0117-706F

ATTENTION SERVICE MEMBERS:

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 3, 2006, Elsa Briones and Rudy Briones executed a Deed of Trust conveying to NETCO , a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200604863 in the Real Property Records of Victoria County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 6, 2017, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

BEING LOT NUMBERED TEN (10), IN BLOCK NUMBER FOUR (4), OF MORNINGSIDE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 32 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon F/K/A The Bank Of New York, as Successor in Interest to JP Morgan Chase Bank, N.A., As Trustee For Centex Home Equity Loan Trust 2006-A. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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

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.

Substitute and Successor Substitute Trustees are identified below.

FILED

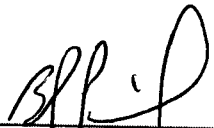
2017 MAY 15 P 1:19

OH
Rudie Chisley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

HARVEY LAW GROUP

Jerry W. Mason

Kelly J. Harvey, Texas State Bar No. 09180150
Jerry W. Mason, Texas State Bar No. 24081794
Attorneys for Mortgagee and Mortgage Servicer
Date: 5/9/2017



Jo Woolsey, Substitute Trustee, or
Bob Frisch, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
Sandra Mendoza, Successor Substitute Trustee, or
Jamie Steen, Successor Substitute Trustee, or
Leslye Evans, Successor Substitute Trustee, or
Jo Woolsey, Successor Substitute Trustee, or
W.D. Larew, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas
77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

CAUSE NO. 17-02-80664-B

**IN RE ORDER FOR FORECLOSURE
CONCERNING**

**1307 E. PARK AVENUE,
VICTORIA, TEXAS 77901**

UNDER TEX. R. CIV. PROC. 736

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IN THE DISTRICT COURT OF

VICTORIA COUNTY, TEXAS

135th JUDICIAL DISTRICT

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

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by The Bank Of New York Mellon F/K/A The Bank Of New York, as Successor in Interest to JP Morgan Chase Bank, N.A., As Trustee For Centex Home Equity Loan Trust 2006-A ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

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

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

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on October 20, 2016, the Petitioner gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on January 18, 2017; and
- the loan is due for the September 7, 2016 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 1307 E. Park Avenue, Victoria, Texas 77901 (the "Property") which has the following legal description:

**BEING LOT NUMBERED TEN (10), IN BLOCK NUMBER FOUR (4),
OF MORNINGSIDE ADDITION, AN ADDITION TO THE CITY OF
VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE**

ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE
32 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

- Elsa Briones, 10680 FM 444 South, Inez Texas 77968
- Rudy Briones, 10680 FM 444 South, Inez Texas 77968

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument
Number 200604863 of the real property records of Victoria County, Texas.

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

SIGNED this 12th day of April, 2017.

Signed: 4/12/2017 10:27 AM



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey
SBN: 09180150

Kelly@kellyharvey.com

Jerry W. Mason
SBN: 24081794

Jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR PETITIONER

FILE No. 9226
County Clerk, Victoria County, Texas

Jim Rendon, Maricela Rendon and
Melissa Rendon
645 Rabbit Run Road
Victoria, Texas 77901
Our file #1016-298F

ATTENTION SERVICE MEMBERS:

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 23, 2001, Jim Rendon, Maricela Rendon and Melissa Rendon executed a Deed of Trust conveying to Anthony H. Barone, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200112463 in the Real Property Records of Victoria County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 6, 2017, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBITS "A" AND "B" AND INCORPORATED HEREIN.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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

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.

Substitute and Successor Substitute Trustees are identified below.

FILED

2017 MAY 15 1:20

Paula Chesley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

HARVEY LAW GROUP

Jerry W. Mason

Kelly J. Harvey, Texas State Bar No. 09180150
Jerry W. Mason, Texas State Bar No. 24081794
Attorneys for Mortgagee and Mortgage Servicer
Date: 5/10/2017



**Jo Woolsey, Substitute Trustee, or
Bob Frisch, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
Sandra Mendoza, Successor Substitute Trustee, or
Jamie Steen, Successor Substitute Trustee, or
Leslye Evans, Successor Substitute Trustee, or
Jo Woolsey, Successor Substitute Trustee, or
W.D. Larew, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee**

**Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas
77219
Tel.: (832) 922-4000
Fax: (832) 922-6262**

EXHIBIT "A"

Being 5.00 acres of land situated in the Allen Talbot Survey, Abstract 336, in Victoria County, Texas, and being a portion of that certain 204.3 acre tract of land conveyed by Barbara M. Thormalin, Claude A. Thormalin, and JaAnn Burger to Joe Lee Evans, H. E. Stovenson and W. S. Brown, by deed dated August 24, 1978, and recorded in Volume 996, Page 331 of the Deed Records of Victoria County, Texas, said 5.00 acres of land being more fully described by notes and bounds as follows:

BEGINNING at an iron rod set in the common line between the said Joe Lee Evans, et al, 204.3 acre tract of land and a 120 acre tract of land conveyed to J. M. Pettay by A. W. Burroughs by deed dated January 1, 1902 and recorded in Volume 46, Page 232 of the Deed Records of Victoria County, Texas, said iron rod bears N. 35° 06' 02" E., a distance of 3308.04 feet along the Joe Lee Evans, et al, J. M. Pettay common line from an iron rod at the most Southern corner of the said Joe Lee Evans, et al 204.3 acre tract of land, same being the most Western corner of the said J. M. Pettay 120 acre tract of land, same being in the Northeast right-of-way line of Boehm Road, 40 feet in width, said place of beginning also being the most Southern corner of the herein described tract;

THENCE, N. 35° 00' 04" W., a distance of 909.31 feet to an iron rod set in the Southeast right-of-way line of a 60 foot wide roadway easement, and **CONTINUING** N. 35° 00' 04" W., a distance of 30.00 feet, for a total distance of 939.31 feet to an iron rod set for the most Western corner of the herein described tract;

THENCE, N. 35° 22' 07" E., a distance of 232.02 feet along the centerline of the said 60 foot wide roadway easement to an iron rod set for the most Northern corner of the herein described tract;

THENCE, S. 35° 00' 04" E., a distance of 30.00 feet to an iron rod set in the Southeast line of the said 60 foot roadway easement, and **CONTINUING** S. 35° 00' 04" E., a distance of 908.22 feet, for a total distance of 938.22 feet to an iron rod set in the Southeast line of the said Joe Lee Evans, et al 204.3 acre tract of land, said iron rod also being the most Eastern corner of the herein described tract;

THENCE, S. 35° 06' 02" W., a distance of 232.02 feet along the Southeast line of the said Joe Lee Evans, et al 204.3 acre tract of land, same being the Northwest line of the said J. M. Pettay 120 acre tract of land to the **PLACE OF BEGINNING**, containing within these notes and bounds 5.00 acres of land.

ROADWAY EASEMENT

The above described tract of land is subject to one-half (1/2) of a 60 foot roadway easement along and adjacent to its Northwest side, same being more fully described by notes and bounds as follows:

BEGINNING at an iron rod at the most Northern corner of the above described tract of land;

THENCE, S. 35° 00' 04" E., a distance of 30.00 feet along the Northeast side of the above described tract of land to an iron rod set for the most Eastern corner of the herein described roadway easement;

THENCE, S. 55° 22' 07" W., a distance of 231.02 feet along a line 30 feet Southeast of and parallel to the Northwest line of the above described tract of land to an iron rod set in the Southwest line of the above described tract of land for the most Southern corner of the herein described roadway easement;

THENCE, N. 35° 00' 04" W., a distance of 30.00 feet along the Southwest line of the above described tract of land to an iron rod set for the most Western corner of the above described tract of land, same being the most Western corner of the herein described roadway easement;

THENCE, N. 55° 22' 07" E., a distance of 231.02 feet along the Northwest line of the above described tract of land, same being a continuation of the said 60 foot roadway easement to the **PLACE OF BEGINNING**, containing within these notes and bounds 0.1398 acre of land. ~

END OF EXHIBIT "A"

EXHIBIT "B"

Being 6.49 acres of land situated in the Allen Talbot Survey, Abstract 336, in Victoria County, Texas, and being a portion of that certain 204.5 acre tract of land conveyed by Barbara M. Thomsen, Claude A. Thomsen, and JoAnn Burger to Joe Lee Evans, H. E. Stevenson and W. S. Brown by deed dated August 24, 1978 and recorded in Volume 996, Page 351 of the Deed Records of Victoria County, Texas, said 6.49 acres of land being more fully described by metes and bounds as follows:

COMMENCING at an iron rod set at the base of a corner post marking the most Southern corner of the said Joe Lee Evans, et al 204.5 acre tract of land, same being the most Western corner of a 120 acre tract of land conveyed to J. M. Pettay by A. W. Burroughs by deed dated January 1, 1902 and recorded in Volume 46, Page 232 of the Deed Records of Victoria County, Texas, said iron rod also being in the Northeast right-of-way line of Boehm Road, 40 feet in width, THENCE, N. 35° 00' 00" W., a distance of 984.78 feet along the Northeast right-of-way line of Boehm Road, same being the Southwest line of the said Joe Lee Evans, et al, 204.5 acre tract of land to an iron rod set of the PLACE OF BEGINNING, said place of beginning also being the most Western corner of the herein described roadway easement;

THENCE, N. 55° 22' 07" E., a distance of 4569.34 feet to the point of curvature of a curve to the left;

THENCE, in a Northeasterly direction along the said curve to the left, having a radius of 50.00 feet, a central angle of 36° 32' 12", a distance of 32.18 feet (chord bearing and distance N. 34° 36' 01" E.; 31.62 feet) to the point of reverse curvature from the said curve to the left to a curve to the right;

THENCE, in a Northeasterly direction along the said curve to the right having a radius of 50.00 feet, a central angle of 253° 44' 22", a distance of 221.43 feet (chord bearing and distance S. 34° 37' 53" E.; 80.00 feet) to the point of reverse curvature from the said curve to the right to a curve to the left;

THENCE, in a Southwesterly direction along the said curve to the left having a radius of 50.00 feet, a central angle of 36° 32' 12", a distance of 32.18 feet (chord bearing and distance S. 73° 48' 13" W.; 31.62 feet) to the point of tangency of said curve;

THENCE, S. 55° 22' 07" W., a distance of 4569.16 feet to an iron rod set in the Southwest line of the said Joe Lee Evans, et al 204.5 acre tract of land, same being the Northeast right-of-way line of Boehm Road, said iron rod also being the most Southern corner of the herein described roadway easement;

THENCE, N. 35° 00' 04" W., a distance of 60.00 feet along the Northeast right-of-way line of Boehm Road to the PLACE OF BEGINNING, containing within these metes and bounds 6.49 acres of land.

END OF EXHIBIT "B"

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Hoover

2001 OCT 03 04:07 PM 200112463

TERRITH \$33.00
VAL D. HOOPER, COUNTY CLERK
VICTORIA COUNTY, TEXAS

Cathy Stuart

District Clerk

CAUSE NO. 17-01-80461-C Victoria County, Texas

By: Rendon, Trina

**IN RE ORDER FOR FORECLOSURE
CONCERNING**

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IN THE DISTRICT COURT OF

**645 RABBIT RUN ROAD,
VICTORIA, TEXAS 77901**

VICTORIA COUNTY, TEXAS

UNDER TEX. R. CIV. PROC. 736

267th JUDICIAL DISTRICT

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

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

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

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

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on July 13, 2016, the Petitioner gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on November 8, 2016; and
- the loan is due for the June 1, 2016 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 645 Rabbit Run Road, Victoria, Texas 77901 (the "Property") which has the following legal description:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBITS
"A" AND "B" AND INCORPORATED HEREIN.**

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

- Jim Rendon, PO BOX 2872, Victoria, Texas 77905
- Maricela Rendon, 713A Rosewood Drive, Victoria, Texas 77901-4757
- Melissa A. Rendon-Wasicek aka Melissa Rendon, 645 Rabbit Run Road, Victoria, Texas 77901

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 200112463 of the real property records of Victoria County, Texas.

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

SIGNED this 27th day of April, 2017.

Signed: 4/27/2017 11:37 AM



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

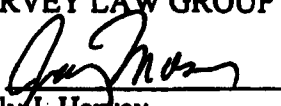
By: 
Kelly J. Harvey
SBN: 09180150
Kelly@kellyharvey.com
Jerry W. Mason
SBN: 24081794
Jerry@kellyharvey.com
P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax. (832) 922-6262
ATTORNEYS FOR PETITIONER

EXHIBIT "A"

Being 5.00 acres of land situated in the Allen Talbot Survey, Abstract 336, in Victoria County, Texas, and being a portion of that certain 204.5 acre tract of land conveyed by Barbara M. Thomason, Claude A. Thomason, and JoAnn Burger to Joe Lee Evans, H. E. Stevenson and W. S. Brown, by deed dated August 24, 1978, and recorded in Volume 996, Page 331 of the Deed Records of Victoria County, Texas, said 5.00 acres of land being more fully described by metes and bounds as follows:

BEGINNING at an iron rod set in the common line between the said Joe Lee Evans, et al, 204.5 acre tract of land and a 120 acre tract of land conveyed to J. M. Petty by A. W. Burroughs by deed dated January 1, 1902 and recorded in Volume 46, Page 232 of the Deed Records of Victoria County, Texas, said iron rod bears N. 35° 06' 02" E., a distance of 3308.04 feet along the Joe Lee Evans, et al, J. M. Petty common line from an iron rod at the most Southern corner of the said Joe Lee Evans, et al 204.5 acre tract of land, same being the most Western corner of the said J. M. Petty 120 acre tract of land, same being in the Northeast right-of-way line of Boehm Road, 40 feet in width, said place of beginning also being the most Southern corner of the herein described tract;

THENCE, N. 35° 00' 04" W., a distance of 909.31 feet to an iron rod set in the Southeast right-of-way line of a 60 feet wide roadway easement, and **CONTINUING** N. 35° 00' 04" W., a distance of 30.00 feet, for a total distance of 939.31 feet to an iron rod set for the most Western corner of the herein described tract;

THENCE, N. 35° 22' 07" E., a distance of 232.02 feet along the centerline of the said 60 feet wide roadway easement to an iron rod set for the most Northern corner of the herein described tract;

THENCE, S. 35° 00' 04" E., a distance of 30.00 feet to an iron rod set in the Southeast line of the said 60 feet roadway easement, and **CONTINUING** S. 35° 00' 04" E., a distance of 908.22 feet, for a total distance of 938.22 feet to an iron rod set in the Southeast line of the said Joe Lee Evans, et al 204.5 acre tract of land, said iron rod also being the most Eastern corner of the herein described tract;

THENCE, S. 55° 06' 02" W., a distance of 232.02 feet along the Southeast line of the said Joe Lee Evans, et al 204.5 acre tract of land, same being the Northwest line of the said J. M. Petty 120 acre tract of land to the **PLACE OF BEGINNING**, containing within these metes and bounds 5.00 acres of land.

ROADWAY EASEMENT

The above described tract of land is subject to one-half (1/2) of a 60 feet roadway easement along and adjacent to its Northwest side, same being more fully described by metes and bounds as follows:

BEGINNING at an iron rod at the most Northern corner of the above described tract of land;

THENCE, S. 35° 00' 04" E., a distance of 30.00 feet along the Northeast side of the above described tract of land to an iron rod set for the most Eastern corner of the herein described roadway easement;

THENCE, S. 35° 22' 07" W., a distance of 231.02 feet along a line 30 feet Southeast of and parallel to the Northwest line of the above described tract of land to an iron rod set in the Southwest line of the above described tract of land for the most Southern corner of the herein described roadway easement;

THENCE, N. 35° 00' 04" W., a distance of 30.00 feet along the Southwest line of the above described tract of land to an iron rod set for the most Western corner of the above described tract of land, same being the most Western corner of the herein described roadway easement;

THENCE, N. 35° 22' 07" E., a distance of 231.02 feet along the Northwest line of the above described tract of land, same being a continuation of the said 60 foot roadway easement to the **PLACE OF BEGINNING**, containing within these notes and bounds 0.1398 acre of land. »

END OF EXHIBIT "A"

EXHIBIT "B"

Being 6.49 acres of land situated in the Allen Talbot Survey, Abstract 336, in Victoria County, Texas, and being a portion of that certain 204.5 acre tract of land conveyed by Barbara M. Thomson, Claude A. Therman, and JoAnn Burger to Joe Lee Evans, H. E. Stevenson and W. S. Brown by deed dated August 24, 1978 and recorded in Volume 996, Page 351 of the Deed Records of Victoria County, Texas, said 6.49 acres of land being more fully described by notes and bounds as follows:

COMMENCING at an iron rod set at the base of a corner post marking the most Southern corner of the said Joe Lee Evans, et al 204.5 acre tract of land, same being the most Western corner of a 120 acre tract of land conveyed to J. M. Pettay by A. W. Burroughs by deed dated January 1, 1902 and recorded in Volume 46, Page 232 of the Deed Records of Victoria County, Texas, said iron rod also being in the Northeast right-of-way line of Boehm Road, 40 feet in width, THENCE, N. 35° 00' 00" W., a distance of 984.78 feet along the Northeast right-of-way line of Boehm Road, same being the Southwest line of the said Joe Lee Evans, et al, 204.5 acre tract of land to an iron rod set of the PLACE OF BEGINNING, said place of beginning also being the most Western corner of the herein described roadway easement;

THENCE, N. 55° 22' 07" E., a distance of 4569.34 feet to the point of curvature of a curve to the left;

THENCE, in a Northeasterly direction along the said curve to the left, having a radius of 50.00 feet, a central angle of 36° 52' 12", a distance of 32.18 feet (chord bearing and distance N. 36° 56' 01" E.; 31.62 feet) to the point of reverse curvature from the said curve to the left to a curve to the right;

THENCE, in a Northeasterly direction along the said curve to the right having a radius of 50.00 feet, a central angle of 253° 44' 22", a distance of 221.43 feet (chord bearing and distance S. 34° 37' 53" E.; 80.00 feet) to the point of reverse curvature from the said curve to the right to a curve to the left;

THENCE, in a Southwesterly direction along the said curve to the left having a radius of 50.00 feet, a central angle of 36° 52' 12", a distance of 32.18 feet (chord bearing and distance S. 73° 48' 13" W.; 31.62 feet) to the point of tangency of said curve;

THENCE, S. 55° 22' 07" W., a distance of 4569.16 feet to an iron rod set in the Southwest line of the said Joe Lee Evans, et al 204.5 acre tract of land, same being the Northeast right-of-way line of Boehm Road, said iron rod also being the most Southern corner of the herein described roadway easement;

THENCE, N. 35° 00' 04" W., a distance of 60.00 feet along the Northeast right-of-way line of Boehm Road to the PLACE OF BEGINNING, containing within these notes and bounds 6.49 acres of land.

END OF EXHIBIT "B"

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Val D. Hoover

2001 OCT 03 04:07 PM 200112463

TERRYH \$33.00
VAL D. HOOPER, COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

FILE No. 9227
County Clerk, Victoria County, Texas

2017 MAY 15 P 1:22

CITIFINANCIAL SERVICING, LLC (CIF)
TUCKER, EURA
3401 BOBOLINK STREET, VICTORIA, TX 77901

CONVENTIONAL
Firm File Number: 16-025013

SH
Patricia Woolsey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 25, 2005, EURA MAE TUCKER, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to T JIMENEZ, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, 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 200504980, 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, **June 6, 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 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:

LOT NO 5 (5) IN BLOCK NO ELEVEN (11) OF MAYFAIR TERRACE, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOL 1, PAGE 18 IN THE PLAT RECORDS OF VICTORIA COUNTY TEXAS.

Property Address: 3401 BOBOLINK STREET
VICTORIA, TX 77901
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC
Noteholder: CITIFINANCIAL SERVICING LLC
1000 TECHNOLOGY DRIVE
MAIL STOP 140
O FALLON, MISSOURI 63368

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.

BJF

SUBSTITUTE TRUSTEE
Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold
Mendoza, Sandra Mendoza or Jamie Steen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

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: May 02, 2007

Grantor(s): Virginia Prince and Jerry Prince

Original Trustee: Charles A. Brown, Attorney

Original Mortgagee: Chase Bank USA, N.A.

Recording Information: Clerk's File No. 200706324, 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: 06/06/2017 **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 FIFTY-ONE (51) AND FIFTY-TWO (52) IN BLOCK NUMBER THREE (3) OF VICTORIA-BLOOMINGTON HIGHWAY SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT RECORD IN VOLUME 3, PAGE 25, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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



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

FILED

2017 MAY 16 P 12:15

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: July 11, 2007

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

Original Trustee: George M. Shanks, Jr.

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

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

Current Mortgagee: JPMorgan Chase Bank, National Association

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

Date of Sale: 06/06/2017 Earliest Time Sale Will Begin: 11:00 AM

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

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

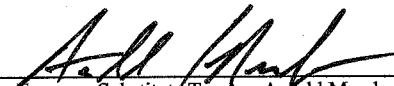
Legal Description:

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER SEVEN (7), OF THE HAMLET, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 94 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


For Information:

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


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

FILED

2017 MAY 16 P 12:18


COUNTY CLERK
VICTORIA COUNTY, TEXAS



4620161

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: September 27, 1995

Grantor(s): Richard Flores and Esther Flores, husband and wife

Original Trustee: David E. Russell

Original Mortgagee: Victoria Bank & Trust Company

Recording Information: Vol. 0187, Page 711, or Clerk's File No. 9516, 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: 06/06/2017 **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 NO. ONE (1), IN BLOCK NO. SIX (6), OF MAYFAIR TERRACE, SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 23, AND AS AMENDED IN VOLUME 421, PAGE 336, OF THE MAP AND DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

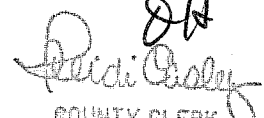
For Information:

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


Leslye Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

FILED

2017 MAY 16 P 12:20


COUNTY CLERK
VICTORIA COUNTY, TEXAS



4620153

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday June 6, 2017, that being the first Tuesday of said month, between 11:00 o'clock a.m. and three (3) hours thereafter, the undersigned will sell the Property **AT THE AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE, 115 NORTH BRIDGE STREET, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, VICTORIA COUNTY, TEXAS** as the area where such sales are to take place. The Property will be sold to the highest bidder for cash.

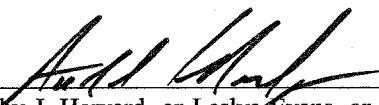
The Real Property is described as follows:

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

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

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

EXECUTED as of May 16, 2017.



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



EXHIBIT "A"

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

THE STATE OF TEXAS §

COUNTY OF VICTORIA §

§
§

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

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

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

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

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

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

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

FILED

2017 MAY 16 P 12:22

Deirdre Osby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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