

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/27/2001
Grantor(s): ISABEL GONZALES, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$32,575.00
Recording Information: Instrument 200114878
Property County: Victoria
Property: BEING LOT NUMBER NINE (9), IN BLOCK NUMBER FOUR (4), OF PARKWOOD ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 26, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 1405 E MIMOSA 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: 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 2nd day of August, 2016
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, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

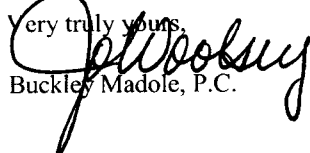
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Buckley Madole, P.C.

FILED
2016 MAY 26 P 2:15


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: August 02, 2016

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.

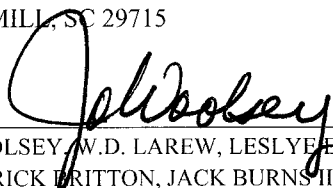
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 07, 2006 and recorded in Document INSTRUMENT NO, 200612019 real property records of VICTORIA County, Texas, with RICHARD P. OLSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD P. OLSON, securing the payment of the indebtednesses in the original principal amount of \$47,159.00, 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.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, OR ISREAL CURTIS
Substitute Trustee

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

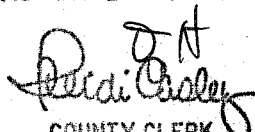
Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2016 MAY 31 P 3:39



COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER FOUR (4), OF MEADOWVIEW SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 28, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS00000006025795

Deidi Casley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 TWENTY-THREE (23), IN BLOCK NUMBER TWO (2), OF KINGWOOD FOREST SUBDIVISION, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 298 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

BEING THE SAME PROPERTY CONVEYED TO GENE STINDT, A SINGLE PERSON BY DEED FROM JAMES LLOYD HURST, JR. NOT JOINED HEREIN BY HIS SPOUSE FOR THE REASON THAT THE PROPERTY CONVEYED HEREIN FORMS NO PART HIS BUSINESS OR RESIDENTIAL HOMESTEAD RECORDED 12/21/2001 IN INSTRUMENT NO. 200115911, IN THE REGISTER'S OFFICE OF VICTORIA COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/18/2010 and recorded in Document 201006166 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: 08/02/2016

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 GENE STINDT, provides that it secures the payment of the indebtedness in the original principal amount of \$322,650.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Nationstar Mortgage LLC d/b/a Champion Mortgage Company c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 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 JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

Jo Woolsey

JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR
JAMIE STEEN
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

2016 JUN 13 P 2:12

Notice of [Substitute] Trustee Sale

DG
Deidi Osley
COUNTY CLERK

Assert and protect your rights as a member of the armed forces of the United States. If you are 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: 08/02/2016

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: 217 Navajo Drive, Victoria, TX 77904

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 07/30/2004 and recorded 07/30/2004 in Document 200410554 real property records of Victoria county Texas, with Robert L. Delgado, a single person and Blanca N. Hernandez, a single person grantor(s) and Alethes LLC., as Lender Mortgage Electronic Registration Systems, Inc., as Beneficiary.

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

5. **Obligation Secured:** Deed of Trust of Contract Lien executed by Robert L. Delgado, a single person and Blanca N. Hernandez, a single person securing the payment of the indebtedness in the original principal amount of \$ **106,657.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and the deed of trust or contract lien.

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

Notice of [Substitute] Trustee Sale

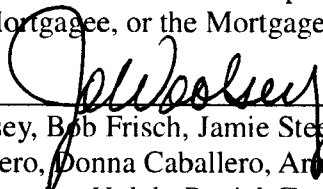
7. **Property to be sold:** The property to be sold is described as follows:

Lot number twenty-two (22), in Block number nineteen (19), of Cimarron Unit IV, 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, at page 90 of the plat records of Victoria County, Texas, to which reference is Heremade for description purposes.

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

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

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



Jo Woolsey, Bob Frisch, 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

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

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

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

Notice of Substitute Trustee's Sale

FILED

2016 JUN 14 P 3:15

Deidi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: June 14, 2016
Trustee: Jose Alberto Flores
709 Oak St.
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Deed of Trust

Date: August 20, 2012
Grantor: Edward Philip Deases and Sheryl Warner Deases
1408 E Mesquite
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Recording information: County Clerk No. 201210751, Victoria County,
Texas

Property:
1408 E. Mesquite : BEING Lot Number Twenty-Two (22), in Block
Number Five (5) of PARKWOOD SUBDIVISION, an addition to the City
of Victoria, Victoria County, Texas, according to the established map and
plat of said addition of record in Volume 3, Page 26 of the Plat Records of
Victoria County, Texas, to which reference is here made for descriptive
purposes.

County: Victoria County, Texas

Date of Sale: July 5, 2016

Time of Sale: 12:30 PM

Place of Sale: Area in front of the east door of the Victoria County Courthouse building
located at 115 North Bridge Street, Victoria, Texas.


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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, **Purchasers are buying the property AS IS, without any warranty on the part of the Seller, either written or implied.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

NOTICE

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



Jose Alberto Flores
Substitute Trustee

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated May 25, 2004, executed by **JOHN R. HERNANDEZ** ("Mortgagor") to Kevin T. Clayton, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 200407520, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield or Joe Baucum, whose address is listed below, 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 covenants of the Deed of Trust, to sell on **Tuesday, August 2, 2016**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, and Exhibit "B."

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

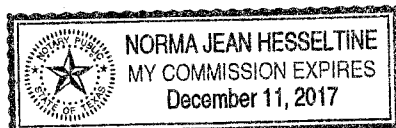
EXECUTED this 17th day of June, 2016.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 17th day of June, 2016, to certify which witness my hand and official seal.



Norma Jean HesselTine

NOTARY PUBLIC, STATE OF TEXAS

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

EXHIBIT "A"

Situated in VICTORIA, VICTORIA County, TX.

A PART OF LOT NO. ONE (1), IN BLOCK NO FIFTY (50), IN THE ORIGINAL CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF THE PORTION OF SAID LOT NO ONE (1), IN SAID BLOCK NO. FIFTY (50) HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NO. 1, IN SAID BLOCK NO 50, OF THE CITY OF VICTORIA, TEXAS, AT THE INTERSECTION OF VINE AND CONVENT STREETS; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT NO. 1, IN SAID BLOCK NO. 50, AND ALONG THE NORTHERN BOUNDARY LINE OF CONVENT STREET, A DISTANCE OF 138 FEET, 10 INCHES, TO THE SOUTHWEST CORNER OF SAID LOT NO. 1, IN SAID BLOCK NO 50, SAME BEING THE SOUTHEAST CORNER OF LOT NO. 2, IN SAID BLOCK NO. 50; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERN BOUNDARY LINE OF SAID LOT NO. 1, IN SAID BLOCK NO. 50, AND ALONG THE EASTERN BOUNDARY LINE OF LOT NO 2, IN SAID BLOCK NO. 50, A DISTANCE OF 50 FEET TO STAKE FOR CORNER IN THE WESTERN BOUNDARY LINE OF SAID LOT NO 1, IN SAID BLOCK NO. 50; THENCE IN AN EASTERLY DIRECTION PARALLEL WITH THE NORTHERN BOUNDARY LINE OF SAID LOT NO. 1, IN SAID BLOCK NO. 50 ACROSS THE ENTIRETY OF SAID LOT NO. 1, IN SAID BLOCK NO 50, A DISTANCE OF 138 FEET, 10 INCHES, TO STAKE FOR CORNER IN THE EASTERN BOUNDARY LINE OF SAID LOT NO 1, IN SAID BLOCK NO. 50, AND IN THE WESTERN BOUNDARY LINE OF VINE STREET, THENCE IN A SOUTHERN DIRECTION ALONG THE EASTERN BOUNDARY LINE OF SAID LOT NO. 1, IN SAID BLOCK NO. 50, AND ALONG THE WESTERN BOUNDARY LINE OF VINE STREET, A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING

Being the same property conveyed from ALFRED H. KLEIN, A SINGLE MAN to JOSE SOLIZ by deed dated 10/29/1942 and recorded 11/04/1942 in book 188, page 473 of the public records of VICTORIA county, TX.

Tax Map Reference: R62748

EXHIBIT "B"

1998 Fleetwood Festival Limited Manufactured Housing Unit, Serial No.
TXFLW12A32391FD11.

FILED

2016 JUN 20 P 12:46

OH
Darci Craley

COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated December 19, 2007, executed by NATHAN E. HOLLILDAY AND WIFE, LYDIA P. HOLLIDAY ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 200716259, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield or Joe Baucum, whose address is listed below, 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 covenants of the Deed of Trust, to sell on **Tuesday, August 2, 2016**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the Manufactured Housing Unit, 2007 CMH Manufactured Housing Unit, Serial No. BRK000911TXABC-AC.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 20 day of June, 2016.

FILED

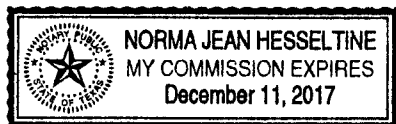
2016 JUN 22 A 10: 37

Pedri Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 20th day of June, 2016, to certify which witness my hand and official seal.



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

EXHIBIT "A"

Being 2.006 acres of land situated in the Manuel Zapeda Grant, Abstract 128 in Victoria County, Texas, and being a portion of that certain 200 acre tract of land (less Texas Highway Department right of way taking and found to be 196.439 acres by resurvey) conveyed to Joe Lee Evans, as trustee, from Mayo Angerstein by deed dated September 25, 1961, and recorded in Volume 1131, Page 781 of the Deed Records of Victoria County, Texas, said 2.006 acre tract of land being more fully described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod set in the present Northwest line of U. S. Highway 59 (as widened to 136 feet), said iron rod being the most Eastern corner of the said Joe Lee Evans, et al 196.439 acre tract, THENCE, S. 62° 39' 04" W., a distance of 557.29 feet along the said Northwest line of U. S. Highway 59 to a 5/8 inch iron rod set for the intersection of the said Northwest line of U. S. Highway 59 with the Southwest line of a 60 foot county road, locally known as Hunter's Circle, THENCE, N. 45° 00' 00" W., a distance of 2167.48 feet along the Southwest line of the said Hunter's Circle to a 5/8 inch iron rod marking the Point of Curvature of a curve to the left, THENCE in a Northwesterly direction along the said Southwest line of Hunter's Circle and the said curve having a radius of 50.00 feet, (chord bearing and distance of S. 90° 00' 00" W., 78.71 feet), an arc distance of 78.56 feet to a 5/8 inch iron rod marking the Point of Tangency of said curve, THENCE, S. 45° 00' 00" W., a distance of 629.03 feet along the Southeast line of said Hunter's Circle to a 5/8 inch iron rod set for the PLACE OF BEGINNING, said iron rod and Place of Beginning also being the most Northern corner of the herein described tract;

THENCE, S. 45° 00' 00" E., a distance of 385.52 feet to a 5/8 inch iron rod set for the most Eastern corner of the herein described tract;

THENCE, S. 45° 00' 00" W., a distance of 227.00 feet to a 5/8 inch iron rod set in the Northeast line of the said Hunter's Circle, said iron rod also being the most Southern corner of the herein described tract;

THENCE, N. 45° 00' 00" W., a distance of 360.52 feet along the said Northeast line of the said Hunter's Circle to a 5/8 inch iron rod set for the Point of Curvature of a curve to the right, said iron rod being a corner of the herein described tract;

THENCE in a Northerly direction along said Northeast line of said Hunter's Circle and said curve to the right having a radius of 25.00 feet, (chord bearing and distance of N. 00° 00' 00" E., 35.36 feet), an arc distance of 35.27 feet to a 5/8 inch iron rod set for the Point of Tangency of said curve, said iron rod also being a corner of the herein described tract;

THENCE, N. 45° 00' 00" E., a distance of 202.00 feet along the Southeast line of the said Hunter's Circle to the PLACE OF BEGINNING, containing within these metes and bounds 2.006 acres of land.

FILE No. 8985
County Clerk, Victoria County, Texas

FILED

2016 JUN 30 AM 11:30

Debi Craley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

TS#: 16-16808

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/22/2004, DANNY RAMIREZ AND SPOUSE, TRACY RAMIREZ, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of DAVID W. MANN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR FIRST PREFERENCE MORTGAGE CORP., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$84,333.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR FIRST PREFERENCE MORTGAGE CORP., which Deed of Trust is Recorded on 4/23/2004 as Volume 200405443, Book , Page , in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

BEING LOT NUMBER TEN (10), IN BLOCK NUMBER TWELVE (12), OF FLEETWOOD SUBDIVISION SECTION IV, PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 258 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Commonly known as: **310 FERNWOOD CIRCLE, VICTORIA, TX 77901**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to



4581888

represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 8/2/2016 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

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

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

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

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

WITNESS, my hand this ³⁰6/21/2016


By: Substitute Trustee(s)

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

FILE No. 8986
County Clerk, Victoria County, Texas

FILED
an
2016 JUL -8 P 3:07

Notice of Trustee's Sale

Date: July 8, 2016

Trustee: Stephen A. Beal

Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

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

Deed of Trust

Date: March 23, 2012

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

Grantor: Mr. Juan Villareal and Ms. Veronica Ramirez

Trustee: Stephen A. Beal

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

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

Date of Sale (first Tuesday of month): August 2, 2016

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. 8987
County Clerk, Victoria County, Texas

FILED
ar
2016 JUL -8 P 3:09

Notice of Trustee's Sale

Date: July 8, 2016

Trustee: Stephen A. Beal


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

Obligation: Real Estate Lien Note dated March 2, 2016, from Maker, Elsa L. Perez and Arturo Perez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$94,000.00

Deed of Trust

Date: March 2, 2016

Recording Information: Filed on March 2, 2016, and recorded under document number 201602290 Official Public Records of VICTORIA County, Texas

Grantor: Elsa L. Perez and Arturo Perez, as husband and wife

Trustee: Stephen A. Beal

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

Property: Lot No. Three (3), in Block No. Sixteen (16) of PRIMROSE PLACE, an addition lying within the corporate limits of THE CITY OF VICTORIA, Victoria County, Texas, according to the established map and plat thereof recorded in Volume 3, Page 48, Plat Records, Victoria County, Texas.

Date of Sale (first Tuesday of month): August 2, 2016

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILED

2016 JUL 11 P 1:13

Deidi Osley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: August 23, 2013
Amount: \$132,692.00
Grantor(s): HEATHER L SOLORIO and URIEL J SOLORIO

Original Mortgagee: NAVY FEDERAL CREDIT UNION
Current Mortgagee: NAVY FEDERAL CREDIT UNION

Mortgagee Address: NAVY FEDERAL CREDIT UNION, P.O. Box 3000, One Security Place, Merrifield, VA 22119-3000

Recording Information: Document No. 201310505

Legal Description: SEE EXHIBIT A

Date of Sale: August 2, 2016 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.

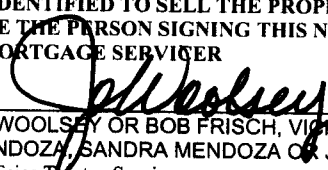
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-014174


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

STATE OF TEXAS]
COUNTY OF VICTORIA]

FIELDNOTE DESCRIPTION of a 0.7537 acre tract of land being in the S. A. & M. G. RR. Co. Survey No. 3, A-314 in Victoria County, Texas and being all of that certain 0.753 acre tract of land conveyed to Darlene J. Clendennan (1532-846 & 199810744) and being out of the Western Hills unrecorded subdivision and being more fully described by metes and bounds with bearings based off of the Texas State Plain Coordinate System, South Central Zone as follows:

BEGINNING at a 1" steel pipe found for the north corner of this description, same being the east corner of the Price Little tract (200607046);

THENCE, along the northeast line of this parcel, S45°08'03"E, 81.94 feet to a 5/8" steel rod found for the east corner of this tract, same being the north corner of the Samantha Ann Muschalik Tract III (200007523);

THENCE, along the common line of this and said Muschalik tracts, S48°27'50"W, 401.10 feet to a 5/8" steel rod found for their common corner in the northeast margin of McCormick, a county maintained road easement (D.C. = S48°26'W, 400.96');

THENCE, along said road easement, N45°01'21"W, 82.11 feet to a 1" steel pipe found for the west corner of this description, same being the south corner of said Price Little tract (D.C. = N45°W, 82.0');

THENCE, along the common line of this and said Little tracts, N48°29'26"E, 400.95 feet (D. C. = N48°26'E, 400.96') to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.7537 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey on 15 August 2013 with the aid of GF NO. 44232 and is accompanied by a plat of even survey date.

13-411




Allen J. Hansluk Texas R.P.L.S. No. 4012



EXHIBIT A

NOTICE OF FORECLOSURE SALE

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

State of Texas §
 §
County of Victoria §

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

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

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

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

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

Date: August 2, 2016

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

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

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.
The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and

have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

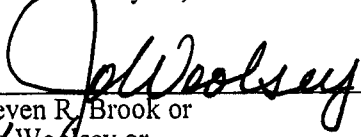
5. Type of Sale. The sale is a non-judicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Victoria Blue Print Co., Inc.
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$147,000.00, executed by Victoria Blue Print, and payable to the order of Wells Fargo Bank, N.A. and (b) all renewals and extensions of the note. Wells Fargo Bank, National Association is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of May 24, 2016, there was owed \$53,974.53 on the note (plus attorney's fees, costs, expenses and other amounts allowed by the note, deed of trust and applicable law) consisting of unpaid principal of \$51,381.52 accrued and unpaid interest of \$2,593.53 in late charges. The note is bearing interest at the rate of \$8.45 per day thereafter.


Questions concerning the sale may be directed to the undersigned or to the beneficiary, Wells Fargo Bank, National Association at (210) 856-6166.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated July 11, 2016



Steven R. Brook or
Joe Woolsey or
Bob Fusch or Jodi Steen, or Jamie Steen
Substitute Trustee
745 E. Mulberry, Ste. 900
San Antonio, Texas 78212
(210) 736-6600; (210) 735-6889 (FAX)

FILED
2016 JUL 11 P 1:24
DG

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

FILED

2016 JUL 11 P 1:25

Deirdre Casley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

State of Texas §
County of Victoria §

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING TRACTS EIGHTY-NINE (89) AND NINETY-ONE (91), OF LIVE OAK 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 OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

Date: **August 2, 2016**

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: **Victoria** County Courthouse in **Victoria, Texas**, at the following location: the area designated by the Commissioners Court of **Victoria, Victoria County, Texas**, 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).

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

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

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been

subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Allen Mayer**.
5. Obligations Secured. The Deed of Trust is dated **February 17, 2010**, and is recorded in the office of the County Clerk of **Victoria County, Texas**, in/under **Document No . 201001521, Official Public Records of Victoria County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$237,611.00**, executed by **Allen Mayer**, and payable to the order of **Quicken Loans Inc..**

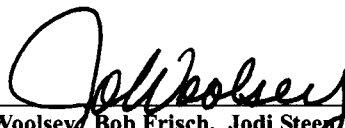
Original Mortgagee: Quicken Loans Inc..

Current Mortgagee of Record: Nationstar Mortgage, LLC whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. **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.**

Sent by: Jeffrey B. Lewis
Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
DATED July 11, 2016.


Jo Woolsey, Bob Frisch, Jodi Steen, Jamie Steen, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Christopher Holub, Patrick Wiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Substitute Trustee
c/o Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

1003181-1

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: August 02, 2016

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.

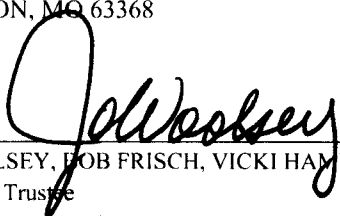
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 09, 1988 and recorded in Document VOLUME 1486, PAGE 632 real property records of VICTORIA County, Texas, with PHILLIP HERNANDEZ, grantor(s) and CAPITOL CITY SAVINGS ASSOCIATION OF AUSTIN, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PHILLIP HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$46,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS AND CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368



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

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2016 JUL 11 P 1:28

 DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000005934948

EXHIBIT "A"

BEING ALL OF LOT NO. ELEVEN (11), IN BLOCK NO. (2), OF THE MEADOWS, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 47 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS00000005934948

FILED

2016 JUL 11 P 1:32

DG
Dicki Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BRIAN DOELLE, A SINGLE MAN delivered that one certain Deed of Trust dated OCTOBER 12, 2006, which is recorded in INSTRUMENT NO. 200613913 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 \$98,455.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, 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, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, 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, AUGUST 2, 2016, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

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 OR THE COURTHOUSE FACING BRIDGE STREET).

NOTICE IS FURTHER GIVEN that the address of NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. 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: JULY 11, 2016.

SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPHER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, ISREAL CURT

FILE NO.: AGM-1287
PROPERTY: 880 RODEO ROAD
INEZ, TEXAS 77968

BRIAN DOELLE

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3088
Fax: (972) 394-1263

EXHIBIT "A"

BEING a 1.50 acre tract of land situated in the Raphael Rios League, Abstract 283, Victoria County, Texas, being all of that certain 1.00 acre tract of land conveyed from R.J. Wooten to Brian M. Wilson, et ux, according to Instrument No. 200110508 of the Official Records of said County and being a portion of that certain 1.00 acre tract of land conveyed from R.J. Wooten to Brian M. Wilson, et ux, according to Instrument No. 200115312 of the Official Records of Victoria County, Texas, said 1.50 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a point in the centerline of a 60.00 foot roadway easement known as Rodeo Road and recorded in Volume 1365, Page 610 of the Deed Records of said County, same being the south corner of that certain 2.00 acre tract of land conveyed to Donald Preiss according to instrument recorded in Volume 962, Page 911 of the Deed Records of said county, said point also being the east corner of said 1.00 acre tract (Inst. No. 200110508) and the herein described tract;

THENCE, South 47 deg 47'00" West, along said centerline and southeast line of said 1.00 acre tract at 110.24 feet pass the south corner of said 1.00 acre tract, same being the east corner of said 1.00 acre tract (Inst. No. 200115312) and continuing for an overall distance of 165.36 feet to a point for the south corner of the herein described tract;

THENCE, North 42 deg 13'00" West, crossing said 1.00 acre tract (Inst. No. 200115312) at 30.00 feet pass an existing 5/8 inch diameter steel rebar found for a reference point for said Rodeo Road easement and continuing for an overall distance of 395.12 feet to an existing 5/8 inch diameter steel rebar found marking the west corner of the herein described tract, said rebar being in the common northwest line of said 1.00 acre tract and the southeast line of Hollybrook Estates according to plat recorded in Volume 6, Page 14 of the Plat Records of said County;

THENCE, North 47 deg 47'00" East, along the common line between said 1.00 acre tract and said Hollybrook Estates at 55.12 feet pass an existing 5/8 inch diameter steel rebar found marking the north corner of said 1.00 acre tract (Inst. No. 200115312), same being the west corner of said 1.00 acre tract (Inst. No. 200110508) and continuing for an overall distance of 165.36 feet to an existing 5/8 inch diameter steel rebar found marking the west corner of said 2.00 acre tract, said rebar being the north corner of said 1.00 acre tract (Inst. No. 200110508) and the herein described tract;

THENCE, South 42 deg 13'00" East, along the common line between said 1.00 acre tract and said 2.00 acre tract at 365.12 feet pass an existing 5/8" diameter steel rebar found for reference on said Rodeo Road Easement and continuing for an overall distance of 395.12 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 1.50 acre tract of land, more or less.

Bearings are based on bearings of record recorded in Instrument No. 200115312 of the Official Records of Victoria County, Texas.

FILE NO.: AGM-1287
BRIAN DOELLE

Notice of Trustee's Sale

Date: July 11, 2016

Substitute Trustee: Robert Carl Bedgood

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

Borrower: Jorge L. Gutierrez

Borrower's Address: 1903 Ben Wilson #9, Victoria, Texas 77901

Mortgagee: Dolores G. Orta

Mortgagee's Address: 501 Neu Road Victoria, Texas 77904

Deed of Trust:

/Real Estate Lien Note dated September 9, 2009 in the principal sum of (\$69,891.82) Twenty Three Thousand and 00/100 Dollars, payable to Dolores G. Orta, (Note) secured by Vendor's Lien retained in Deed, and Deed of Trust of even date therewith to Robert Carl Bedgood, Trustee, (Deed of Trust).

Property:

BEING all of Lot s No. Nine (9), in Block No. One (1), of IMPERIAL PLAZA, 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 18, of the Map and Plat Records of Victoria County, Texas.

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

County: Victoria

Date of Sale: August 2, 2016

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.

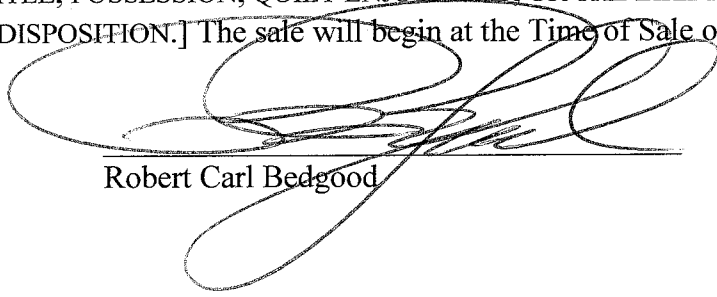
Robert Carl Bedgood is the Substitute Trustee under the Deed of Trust Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

FILED

2016 JUL 11 P 4: 50

Deirdre Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.

A large, stylized handwritten signature in black ink, appearing to read 'Robert Carl Bedgood', is written over a horizontal line. The signature is highly cursive and loops around the line.

Robert Carl Bedgood

Notice of Trustee's Sale

FILED

Date: 7/11/2016

Trustee: Clay E. Morgan

2016 JUL 12 A 10:34

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 9/26/2014, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Debra C. Cady
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust: Deed of Trust dated 9/26/2014, executed by Rebecca Zapata & Celestino Segura to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201411608 of the Official Public Records of Victoria County, Texas

Property: (Tract 43) 5.048 acre tract of land in the Indianola Railroad Company Survey No. 9, A-190 in Victoria County, Texas

Date of Sale (first Tuesday of month): August 2, 2016

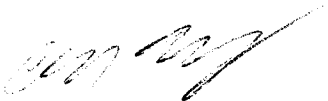
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

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

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

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



Clay E. Morgan

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jose Luis Gonzalez-Hernandez and Daniela Perez-Hernandez of Victoria County, Texas, dated December 12, 2014, and duly recorded as Instrument No.201413984, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, August 2, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

BEING Lot Number Seventeen (17), in Block Number Two (2), of ENCHINO HILLS, and addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 100 of Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes;

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 Victoria County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

NOTICE

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

Executed this 12th day of July, 2016.

FILED

2016 JUL 18 A 9 15

Paula Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Pearl M. Garcia

PEARL M. GARCIA, Substitute Trustee
Platinum Home Investments, LLC
3805 E. Rio Grande
Victoria, Texas 77901
361-573-7653 - Telephone
361-582-4784 - Facsimile

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Mr. Dale L. Clifton and Ms. Cheryl Dawson of Victoria County, Texas, dated May 9, 2014, and duly recorded as Instrument No.201313932 / 201405560, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, August 2, 2016, (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:

TRACT I: BEING a tract of land 120.72 x 85.0' x 12.0' x 97.58' out of the Samuel Wells Survey, Abstract No. 349, in Victoria County, Texas and being the same property as described in deed, dated 10-14-1958, executed by William K. Smith dba Universal Homes Co to Bobby Joe Strickland and Lucille Strickland and recorded in Volume 495, Page 308, Deed Records of Victoria County, Texas, to which reference is heremade for descriptive purposes. TRACT II: Lot 10, Block 12, Victoria Plaza Subdivision, a subdivision in Victoria County, Texas as described in Volume 1104, Page 249, Deed 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 Victoria County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

NOTICE

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