

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/15/2007
Grantor(s): HENRY ADAMS AND BOBBI LIN ADAMS, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$68,234.00
Recording Information: Instrument 200711588
Property County: Victoria
Property: BEING LOT NUMBER ONE (1), IN BLOCK NUMBER FOUR (4), OF MEADOWMERE ADDITION, AN ADDITION TO THE CITY OF VICOTRIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 309, PAGE 530, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 2501 PLOVER STREET, 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 5th day of January, 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, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiars, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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

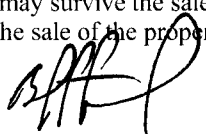
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, W.D. Larew, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiars, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiars, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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

2015 NOV 23 P 3: 23


COUNTY CLERK
VICTORIA COUNTY, TEXAS

1801 N. EAST ST.
VICTORIA, TX 77901

FILE No. 8834
County Clerk, Victoria County, Texas

0000005575477

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: January 05, 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 August 29, 2013 and recorded in Document CLERK'S FILE NO. 201310763 real property records of VICTORIA County, Texas, with CHRISTOPHER JAMES KUTACH AND MORGAN RENEE KUTACH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER JAMES KUTACH AND MORGAN RENEE KUTACH, securing the payment of the indebtednesses in the original principal amount of \$73,366.00, 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 29716


JO WOOLSEY, W.D. LAREW, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS,
KRISTOPHER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLISIE, MIKE HANLEY,
ISREAL CURTIS, JASON SPENCE, OR JOHN SISK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001
I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at
the VICTORIA County courthouse this notice of sale

Declarant's Name: _____
Date: _____

FILED

2015 NOV 23 P 4: 49


HEIDI ORSLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000005575477

00000005575477

VICTORIA

EXHIBIT "A"

BEING 0.22 OF AN ACRE SITUATED IN AND A PART OF LOT NUMBER THREE (3) AND LOT NUMBER FOUR (4), IN BLOCK NUMBER EIGHTY-SEVEN (87), NORTH HEIGHTS ADDITION, VICTORIA, VICTORIA COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION RECORDED IN VOLUME 59, PAGE 293 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND IS THE SAME AS THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 1243, PAGE 51 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.22 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF EAST STREET AND THE NORTH LINE OF TRINITY STREET FOR THE SOUTHEAST LINE OF SAID 0.22 OF AN ACRE, ALSO BEING THE SOUTHEAST LINE OF SAID LOT NUMBER FOUR (4), BLOCK EIGHTY-SEVEN (87), NORTH HEIGHTS ADDITION,

THENCE, S 85 DEGREES, 00'00" W WITH THE NORTH LINE OF TRINITY STREET A DISTANCE OF 138.90 FEET TO A IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS 0.22 OF AN ACRE, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT NUMBER THREE (3), BLOCK NUMBER EIGHTY-SEVEN (87), NORTH HEIGHTS ADDITION,

THENCE, N 05 DEGREES, 00'00" W WITH THE COMMON LINE OF LOT NUMBER TWO (2) AND LOT NUMBER THREE (3),

BLOCK NUMBER EIGHTY-SEVEN (87), NORTH HEIGHTS ADDITION, A DISTANCE OF 69.50 FEET TO A IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS 0.22 OF AN ACRE,

THENCE, N 85 DEGREES, 00'00" E CROSSING SAID LOT NUMBER THREE (3) AND LOT NUMBER FOUR (4), BLOCK NUMBER EIGHTY-SEVEN (87), NORTH HEIGHTS ADDITION, A DISTANCE OF 138.90 FEET TO A IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS 0.22 OF AN ACRE,

THENCE, S 05 DEGREES, 00'00" E WITH THE WEST LINE OF EAST STREET A DISTANCE OF 69.50 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.22 OF AN ACRE.

THE FOREGOING FIELDNOTE DESCRIPTION WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON AUGUST 25, 2013, AND BEARINGS ARE BASED ON THE RECORDED PLAT OF NORTH HEIGHTS ADDITION.



NOS00000005575477

FILE No. 8835
County Clerk, Victoria County, Texas

5013 EVERGREEN LANE
VICTORIA, TX 77904

00000005641642

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: January 05, 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.

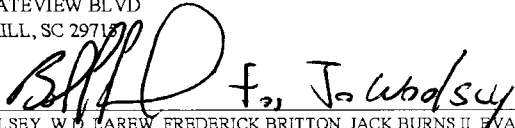
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 18, 2005 and recorded in Document CLERK'S FILE NO. 200505853 real property records of VICTORIA County, Texas, with HENRY THOMPSON HEYER, III, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HENRY THOMPSON HEYER, III, securing the payment of the indebtednesses in the original principal amount of \$75,404.00, 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, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, ISREAL CURTIS, JASON SPENCE, OR JOHN SISK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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

2015 NOV 23 P 4:49


HEIDI COSLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOS00000005641642

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VICTORIA

EXHIBIT "A"

BIENG THE WEST ONE FOOT (W/1') OF LOT NUMBER TWENTY (20) AND ALL OF LOT NUMBER TWENTY-ONE (21), IN BLOCK NUMBER THIRTEEN (13), OF PRIMROSE PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES



NOS0000005641642

ShowBarcode = YES
Posting Date = 11/23/2015
County = VICTORIA / 00239

FILE No. 8836
County Clerk, Victoria County, Texas

FILED

2015 DEC -3 P 12:34

D. H. Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: February 29, 2012
Amount: \$167,300.00
Grantor(s): DERRICK MONTES and GABRIELLE MONTES

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION
Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Mortgagee Address: TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX 77566-4012

Recording Information: Document No. 201202156

Legal Description: BEING LOT NUMBER NINETEEN (19), IN BLOCK NUMBER ONE (1), OF TUSCANY SECTION 1A, 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 198A&B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: January 5, 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 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.

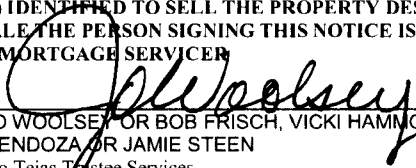
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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. app. Section 501 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.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-007591


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

FILED

2015 DEC -3 P 12:35

Pedro Poncio
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: November 5, 2007
Amount: \$37,497.11
Grantor(s): PEDRO PONCIO

Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: CITIFINANCIAL SERVICING LLC

Mortgagee Address: CITIFINANCIAL SERVICING LLC, 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368

Recording Information: Document No. 200714285

Legal Description: BEING LOT 31, IN BLOCK 5, MAYFAIR SUBDIVISION, SECTION II, A SUBDIVISION IN THE CITY OF VICTORIA, VICTORIAS COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 19, OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE NOW MADE FOR ALL PURPOSES; AND BEIGN THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED OF RECORD IN VOLUME 888, PAGE 251 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 9, 2015 under Cause No. 15-08-8326-B in the 135TH Judicial District Court of VICTORIA County, Texas

Date of Sale: January 5, 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 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. app. Section 501 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.

KRB
KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-005083

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

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 26, 2000, **Ruben Zarate and wife, Lorenza Zarate** conveyed to **Wm. F. Moeller**, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Twenty-Four (24), Block Two (2), of MEADOWVIEW SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 28 of the Plat Records of Victoria County, Texas, to which reference is herenow made.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$51,500.00 executed by **Ruben Zarate and wife, Lorenza Zarate**, and made payable to the order of **Armando Carbajal** (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 200007881 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 2, 2016, I will sell for cash, the property in the area designated by the Commissioner's Court of County as the area where foreclosure sales are to take place, being in the area in front of the east door, facing Bridge Street, of the Victoria County Courthouse, 115 N. Bridge Street, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource



2 PGS
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201513423

Conservation and Recovery Act of 1976 (42 U.S.C. §6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. §9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 10th day of December, 2015.



Wm. F. Moeller, Trustee
1908 N. Laurent, Suite 590
P. O. Box 3547
Victoria, Texas 77903
Telephone: 361-573-4315
Fax: 361-573-6225
moeller3547@tisd.net

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Heidi Easley, County Clerk
Victoria County Texas

December 10, 2015 01:15:42 PM

DHYAK

FEE: \$20.00
N

201513423

ORIGINAL SCANNED &
RETURNED TO:

WILLIAM MOELLER

DATE 12-10-15

FILED

2015 DEC 10 P 1:09



COUNTY CLERK
VICTORIA COUNTY, TEXAS

2015 DEC 10 P 1:33

PA
Paola Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: March 30, 2007
Amount: \$380,000.00
Grantor(s): ANGIE CABALLERO

Original Mortgagee: AMERICA'S WHOLESALE LENDER
Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8

Mortgagee Servicer and Address: c/o SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

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

Recording Information: Document No. 200704321

Legal Description: BEING LOT NUMBER THIRTEEN (13), IN BLOCK NUMBER ONE (1), OF THE LAKES OF COLONY CREEK, 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 187C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on November 17, 2015 under Cause No. 15-09-78401-A in the Judicial District Court of VICTORIA County, Texas

Date of Sale: January 5, 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 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. app. Section 501 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

KBS

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-028156

Jo Woolsey

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

SELECT PORTFOLIO SERVICING, INC. (SPS)
HARRIS, BOBBY R. AND CHRISTY J.
3605 ALLENDALE, VICTORIA, TX 77901

CONVENTIONAL
Our File Number: 15-021447

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 25, 2001, BOBBY R. HARRIS AND WIFE, CHRISTY J. HARRIS, as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION 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 200105536, to which reference is herein made for all purposes.

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

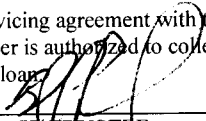
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **January 5, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. 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 TWO (2), IN BLOCK NUMBER SIX (6), OF MAYFAIR SUBDIVISION SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 19 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Property Address: 3605 ALLENDALE
VICTORIA, TX 77901
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-2
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.



SUBSTITUTE TRUSTEE
JO WOOLSEY OR BOB FRISCH OR VICKI
HAMMONDS OR ARNOLD MENDOZA
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____

COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

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.

FILED

2015 DEC 14 P 3: 36


COUNTY CLERK
VICTORIA COUNTY, TEXAS

1907 EAST WARREN AVENUE
VICTORIA, TX 77901

0000005648134

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: January 05, 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 July 29, 2003 and recorded in Document CLERK'S FILE NO. 200310924 real property records of VICTORIA County, Texas, with ROGER MOON AND SUSAN MOON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGER MOON AND SUSAN MOON, securing the payment of the indebtednesses in the original principal amount of \$94,395.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

JO WOOLSEY, W.D. LAREW, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS,
KRISTOPER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY,
ISREAL CURTIS, JASON SPENCE, OR JOHN SISK

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

My name is Bob L Frisch Certificate of Posting and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 14 Dec 2015 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: Bob L Frisch
Date: 14 Dec 2015

FILED

2015 DEC 14 P 3:37

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000005648134

EXHIBIT "A"

BEING LOT NO. EIGHT (8), IN BLOCK NO. ELEVEN (11), OF BON-AIRE ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 245, PAGE 581, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/21/2012
Grantor(s): IMELDA NORI GROSSMAN
Original Mortgagee: DISCOVER HOME LOANS, INC
Original Principal: \$194,000.00
Recording Information: Instrument 201213469
Property County: Victoria
Property: BEING LOT NUMBER EIGHTEEN (18), IN BLOCK NUMBER ONE (1), OF LAKE FOREST SUBDIVISION SECTION I PHASE I, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 8, PAGE 76 B & C, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS
Reported Address: 206 GREEN GABLE DRIVE, VICTORIA, TX 77904

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: 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 5th day of January, 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, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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

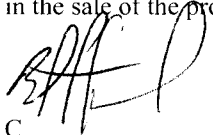
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, W.D. Larew, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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

2015 DEC 14 P 3:38



DAVID CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/17/2005
Grantor(s): MARTA A. HEATON, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK N.A.
Original Principal: \$44,000.00
Recording Information: Instrument 200511688
Property County: Victoria
Property: BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER TWO (2), OF KREEKVIEW 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 6, PAGE 99 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Reported Address: 116 KREEKVIEW DRIVE, VICTORIA, TX 77904

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of February, 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, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristoper Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Jason Spence, John Sisk, 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

2015 DEC 14 P 3:43

Reidi Casley
CPGTY 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: January 05, 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 January 20, 2006 and recorded in Document CLERK'S FILE NO. 200601017; AS AFFECTED BY CLERK'S FILE NO. 201201408 real property records of VICTORIA County, Texas, with ELIZABETH PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELIZABETH PEREZ, securing the payment of the indebtednesses in the original principal amount of 80,239.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301

JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

My name is Bob L Frisch and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 14 Dec 2015 I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Certificate of Posting

Declarants Name: Bob L Frisch
Date: 14 Dec 2015

FILED

2015 DEC 14 P 3:47

VICKI OSLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS20120090100500

20120090100500

EXHIBIT "A"

LOT TWENTY NINE (29), BLOCK ONE (1), SUNNYSIDE SUBDIVISION, SECTION 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 01, PAGE 73, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS20120090100500

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

2015 DEC 15 A 11:15

DA
Vicki Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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, JANUARY 5, 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: DECEMBER 14, 2015.


SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR JO WOOLSEY OR BOB FRISCH OR VICKI HAMMONDS OR JAMIE STEEN

FILE NO.: AGM-1287
PROPERTY: 660 RODEO ROAD
INEZ, TEXAS 77988

BRIAN DOELLE

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

FILE No. 8846
County Clerk, Victoria County, Texas

FILED

2015 DEC 15 A 11:16

D & H
Didi Bailey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: February 5, 2007
Amount: \$26,522.61
Grantor(s): FRANCISCO R. SANCHEZ

Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: CITIFINANCIAL SERVICING LLC

Mortgagee Address: CITIFINANCIAL SERVICING LLC, 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368

Recording Information: Document No. 200701761

Legal Description: SEE EXHIBIT "A"

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on November 6, 2015 under Cause No. 15-09-78418-B in the 135th Judicial District Court of VICTORIA County, Texas
Date of Sale: February 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 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. app. Section 501 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

KB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-028109

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

D. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF TEXAS, COUNTY OF VICTORIA, CITY OF VICTORIA, AND DESCRIBED AS FOLLOWS

A PART OF LOT (1), IN BLOCK NUMBER ONE HUNDRED FOURTEEN (114) OF THE NORTH HEIGHTS AND/OR JESSEL'S ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, AS SHOWN BY THE MAP AND PLAT OF SAID ADDITION, TO WHICH REFERENCE IS HERE MADE AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT NUMBER ONE (1), ALSO IN THE EAST LINE OF LEVI STREET, SAID POINT BEING NORTH 4 DEGREES 33 MINUTES WEST, A DISTANCE OF 46.3 FEET FROM THE SOUTH OR SOUTHWEST CORNER OF SAID LOT NUMBER ONE (1) AND SAID POINT BEING ALSO THE NORTH OR NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY THE GRANTOR HEREIN TO THE GRANTEE BY DEED DATED SEPTEMBER 26, 1949, RECORDED IN VOLUME 258, PAGE 529, DEED RECORDS, VICTORIA COUNTY, TEXAS; THENCE NORTH 85 DEGREES 27 MINUTES EAST ALONG THE NORTH LINE OF SAID TRACT PREVIOUSLY CONVEYED AS HEREINABOVE STATED A DISTANCE OF 92.6 FEET FOR CORNER THENCE NORTH 4 DEGREES 33 MINUTES WEST, A DISTANCE OF 46.3 FEET THENCE SOUTH 85 DEGREES 27 MINUTES WEST, A DISTANCE OF 92.6 FEET TO THE WEST LINE OF SAID LOT NUMBER ONE (1) THE EAST LINE OF LEVI STREET, THENCE SOUTH 4 DEGREES 33 MINUTES EAST ALONG THE WEST LINE OF SAID LOT NUMBER ONE (1), THE EAST LINE OF LEVI STREET, A DISTANCE OF 46.3 FEET TO THE PLACE OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO MRS JOSEPHINE F ARNOLD FROM LIONEL C NOLL BY DEED DATED JULY 9, 1953, AND RECORDED IN VOLUME 350, PAGE 38, OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSE