

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON DECEMBER 1, 2015.**

**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.**

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

BEING 3.00 ACRES SITUATED IN AND A PART OF THE W.J. EATON LEAGUE, ABSTRACT NO. 164, VICTORIA COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN 3.00 ACRE TRACT RECORDED IN VOLUME 218, PAGE 567 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS; SAID 3.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CORPORATE WARRANTY DEED DATED AUGUST 22, 2002 AND RECORDED ON AUGUST 26, 2002 AS INSTRUMENT NO. 200211084, FROM PRUDENTIAL RELOCATION, INC., FKA CITICAPITAL RELOCATION, INC, A CORPORATION TO GILBERT L. JENNINGS AND BRYLA B. JENNINGS, DEED RECORDS, VICTORIA COUNTY, TEXAS.

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

Date: December 1, 2015

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The sale will be held at the Victoria County Courthouse at the following location: the area in front of the East door of the Victoria County Courthouse Building located at 115 N. Bridge St., or as further designated by the County Commissioners. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

The deed of trust/contract for foreclosure of tax lien 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, 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. 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 or any Substitute 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.

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by Gilbert Jennings. The deed of trust is dated June 21, 2012, and is recorded in the office of the County Clerk of Victoria County, Texas, under Clerk's Document No. 201207389 in the Official Public Records of Victoria County, Texas.

5. Obligations Secured. 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 (1) the promissory note in the original principal amount of \$4,748.66, executed by Gilbert Jennings, and payable to the order of RioProp Ventures, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Gilbert Jennings to RioProp Ventures,

LLC. Propel Financial Services, LLC, 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, assignee of RioProp Ventures, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the counsel for the beneficiary:  
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604;  
[bbellamy@ssjmlaw.com](mailto:bbellamy@ssjmlaw.com)

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary, or its attorney, may appoint another person as substitute trustee to conduct the sale.

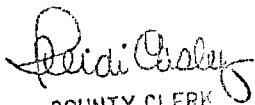
DATED: October 13, 2015



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Brian S. Bellamy

FILED  
2015 OCT 15 AM 10:10

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

SELENE FINANCE, LP (SLE)  
TILLERY, JOHN A. AND SONIA  
408 BERKSHIRE LANE, VICTORIA, TX 77904

FHA 495-8037582-703  
Our File Number: 15-022301

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 3, 2008, JOHN A TILLERY AND SONIA TILLERY, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to DON HARRIS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALETHES, LLC 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 200810820, 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, **December 1, 2015** 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 at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT NUMBER EIGHTEEN (18), IN BLOCK SEVENTEEN (17), OF CASTLE HILL NORTH 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 4, PAGE 37 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Property Address: 408 BERKSHIRE LANE  
VICTORIA, TX 77904  
Mortgage Servicer: SELENE FINANCE, LP  
Noteholder: SELENE FINANCE, LP  
9990 RICHMOND AVENUE  
SUITE 400S  
HOUSTON, TEXAS 77042

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.

**FILED**  
*aw*  
2015 OCT 29 P 1:00

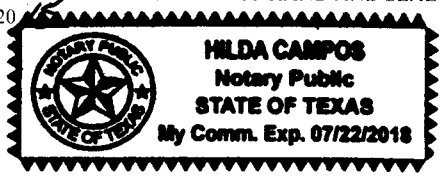
*David Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Cal Wolsey*  
SUBSTITUTE TRUSTEE  
JO WOOLSEY OR BOB FRISCH OR VICKI HAMMONDS OR ARNOLD MENDOZA OR SANDRA MENDOZA OR JAMIE STEEN OR W.D. LAREW OR FREDERICK BRITTON OR JACK BURNS II OR EVAN PRESS OR PATRICIA SANDERS OR KRISTOPER HOLUB OR PATRICK ZWIERS OR KELLEY BURNS OR TANYA GRAHAM OR DANIEL WILLSIE OR MIKE HANLEY OR ISREAL CURTIS OR JASON SPENCE OR JOHN SISK OR OSCAR CABALLERO OR DONNA CABALLERO  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Mueces

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

20 16 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29<sup>th</sup> day of October



Hilda Campos  
NOTARY PUBLIC in and for Morris COUNTY  
My commission expires: 07-22-2018  
Type or Print Name of Notary Hilda Campos

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

**NOTICE OF 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.**

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

Being Lot Number Thirty-Six (36), in Block Number Five (5), of MAYFAIR TERRACE SECTION I, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 23 of the Plat Records of Victoria County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust (referred to herein as "deed of trust") dated September 29, 2006 and recorded in Instrument No. 200700965 of the Official 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: December 1, 2015

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the following location: at the patio area in front of the east door of the Victoria County Courthouse, facing Bridge Street, located at 115 North Bridge Street in the City of Victoria, Texas, at the Courthouse door of the Courthouse of Victoria County, Texas

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or successor 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 refiled 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 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.

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 successor trustee.

5. *Type of Sale.* The sale is a nonjudicial 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 LEESA A. BROWN.

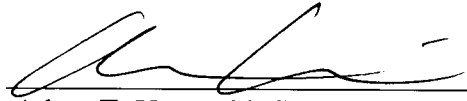
The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 executed by LEESA A. BROWN, and payable to the order of FIRST VICTORIA NATIONAL BANK; (b) all renewals and extensions of the note; and (c) any and all other indebtedness of LEESA A. BROWN to FIRST VICTORIA NATIONAL BANK provided for under the deed of trust. FIRST VICTORIA NATIONAL BANK is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, PROSPERITY BANK at 101 S. Main Street, Victoria, Texas 77901.

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

Dated: November 3, 2015.



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Adam T. Uszynski, Successor Trustee  
111 S. Main Street  
Victoria, Texas 77901  
Telephone (361) 573-4344  
Telecopier (361) 573-1040

**FILED**

2015 NOV -3 P 2: 20

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Matter No.: 033641-TX

Date: October 27, 2015

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: KENNETH W. GERLOFF AND TONYA GERLOFF, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, L.L.C, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PACIFIC UNION FINANCIAL, LLC

MORTGAGE SERVICER: PACIFIC UNION FINANCIAL, LLC

DEED OF TRUST DATED 10/1/2014, RECORDING INFORMATION: Recorded on 10/7/2014, as Instrument No. 201411358,

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NO. FIFTEEN (15), BLOCK NO. FIFTEEN (15), NORTHCREST ESTATES, CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 80, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/1/2015**, the foreclosure sale will be conducted in **Victoria** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PACIFIC UNION FINANCIAL, LLC is acting as the Mortgage Servicer for PACIFIC UNION FINANCIAL, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PACIFIC UNION FINANCIAL, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PACIFIC UNION FINANCIAL, LLC  
1603 LBJ Freeway, Suite 500  
Farmers Branch, TX 75234

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

**FILED**

*an*

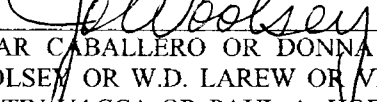
2015 NOV -9 P 12:40

*Pearl Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



Matter No.: 033641-TX

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

By:  Substitute Trustee  
OSCAR C. CABALLERO OR DONNA CABALLERO OR JO  
WOOLSEY OR W.D. LAREW OR VICKI HAMMONDS OR  
MARTIN VACCA OR PAUL A. HOEFKER OR ROBERT L.  
NEGRIN

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

Our File Number: 14-10344

Name: MARCOS A GONZALES AND SPOUSE, RITA L GONZALES HUSBAND AND WIFE

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 25, 1998, MARCOS A. GONZALES AND SPOUSE, RITA L. GONZALES, executed a Deed of Trust/Security Instrument conveying to ROBERT K. NORDHAUS, as Trustee, the Real Estate hereinafter described, to FIRST AMERICAN BANK TEXAS, SSB, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 3645, Book 0324, Page 701, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 1, 2015**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER ONE (1) OF MAYFAIR 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 3, AT PAGE 18 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Property Address: 3604 OAKLAWN ST  
VICTORIA, TX 77901

Mortgage Servicer: BANK OF AMERICA, N.A.

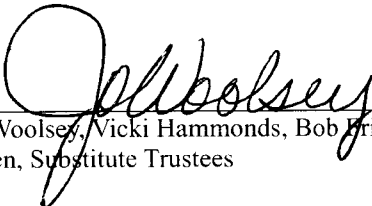
Noteholder: BANK OF AMERICA N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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

**ACTIVE MILITARY SERVICE NOTICE**

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


WITNESS MY HAND this 9<sup>th</sup> day of November, 2015.

  
Jo Woolsey, Vicki Hammonds, Bob Frisch, Jamie Steen, Substitute Trustees

FILED  
aw

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

2015 NOV -9 P 12:44

  
HEIDI GRAY  
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: 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, 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

FILED  
*aw*  
2015 NOV -9 P 12:46

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

*Debi Cosby*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is *Jo Woolsey*, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on *11-9-15* I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

*Jo Woolsey*  
Declarant Name: *Jo Woolsey*  
Date: *11-9-15*



NOS20120090100500

**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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

**Date:** 02/12/2003  
**Grantor(s):** CATHY LARA, AN UNMARRIED PERSON  
**Original Mortgagee:** AMERICAN UNITED MORTGAGE SERVICES OF AMERICA, INC.  
**Original Principal:** \$83,230.00  
**Recording Information:** Instrument 200302436  
**Property County:** Victoria  
**Property:** BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER ONE (1), OF HOPKINS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 46, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS  
**Reported Address:** 1506 NORTH DELMAR DRIVE, 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:** The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1  
**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 Zwierns, 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 Zwierns, 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 Zwierns, 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.



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an  
2015 NOV -9 P 12:49



COUNTY CLERK  
VICTORIA COUNTY, TEXAS

After Recording, Please Return To:

Jackson Walker L.L.P.  
2323 Ross Ave., Suite 600  
Dallas, Texas 75201  
Attn: David Stolle

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** November 9, 2015

**NOTE:** Promissory Note (Term Note) described as follows:

Date: September 27, 2013

Borrower: RREAF Victoria, LLC, a Texas limited liability company

Lender: Heartland Bank

Original Principal Amount: \$4,420,000

**DEED OF TRUST:** Deed of Trust, Assignment of Rents, Security Agreement, Fixture Filing and Financing Statement described as follows:

Date: September 27, 2013

Grantor: RREAF Victoria, LLC, a Texas limited liability company

Trustee: David S. Stolle

Beneficiary: Heartland Bank

Recorded in: Document Number 201312076, of the Real Property Records of Victoria County, Texas

**LENDER:** Heartland Bank

**BORROWER:** RREAF Victoria, LLC, a Texas limited liability company

**PROPERTY:** The real property more particularly described on Exhibit A, attached hereto.

**SUBSTITUTE TRUSTEE:** Lisa Santos

Substitute Trustee's Mailing Address:

Jackson Walker L.L.P.  
2323 Ross Ave., Suite 600  
Dallas, Texas 75201

3:54 **FILED**  
O'CLOCK PM

NOV 9 - 2015

Heidi Easley  
Clerk County Court, Victoria County, Texas  
By DE Deputy

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

December 1, 2015, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

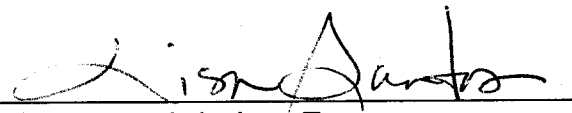
**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The Victoria County Courthouse Building located at 115 N. Bridge St., Victoria, Texas 77901, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Victoria County, Texas, in instrument(s) recorded in the real property records of Victoria County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note and the Deed of Trust lien securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

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

  
Lisa Santos, Substitute Trustee

**FILED**  
O'CLOCK

NOV 9 - 2015

By Heidi Easley  
Clerk County Court, Victoria County, Texas  
Deputy



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

Field notes description of a **2.122 acre Tract** of land situated in the City of Victoria, in Victoria County, Texas; same being a portion of Abstract 13, Jose M. J. Carbajal, original grantee; being all of Lot 1, Block 1 of The Hospitality Subdivision according to the plat thereof (9/18-B) recorded in the Victoria County Plat Records (VCPR); being all of that certain tract of land conveyed to Yogikrupa Hospitality, LLC, DBA Hotel Western by an instrument (201108246) recorded in the Victoria County Official Public Records; and being more particularly described by metes and bounds as follows:

**The 2.122 acre Tract begins** at a capped 5/8 inch iron rod found (stamped "Urban Surveying Inc", herein denoted "Urban") at the intersection of the south right-of-way line of U. S. Highway 77 (a.k.a. Zac Lentz Parkway, record r.o.w. varies, [1096/150] & [1096/155] Victoria County Deed Records [VCDR]) with the west right-of-way line of Invitational Drive (80' record r.o.w. [6/151 VCPR], Country Club Village Section II) for the northeast corner hereof;

**Thence**, S04°33'37"E, 226.98 feet with the said west right-of-way line to a concrete monument found for the southeast corner hereof;

**Thence**, S85°28'28"W, 378.44 feet leaving the said west right-of-way line, with the common line between the herein described tract and Lots 1 – 4, Block 1 of Country Club Village Section II, passing the common northerly corner between Lots 4 and 5, and continuing across that certain 32.09 acre tract of land conveyed to Jack Fitzgerald et al by an instrument (1062/196 VCDR) to an Urban rod found for the southwest corner hereof;

**Thence**, N04°30'00"W, 265.65 feet continuing across the said Fitzgerald tract to an Urban rod found on the said south right-of-way line for the northwest corner hereof;

**Thence**, S87°51'10"E, 216.10 feet with the south right-of-way line of U. S. Highway 77 to a TxDOT monument found at the point of curvature of a curve (non-tangent);

**Thence**, continuing with the south right-of-way line, with the said curve, to the left, having a radius of 2341.831 feet, a central angle of 04°00'58", a chord bearing S89°47'10"E, 164.11 feet, for an arc distance of 164.15 feet **returning to the Point of Beginning**, and containing 2.122 acres of land.

**FILED**  
**O'CLOCK**  
**NOV 9 - 2015**  
By Heidi Easley  
Clerk County Court, Victoria County, Texas

# Notice of Trustee's Sale

FILE No. 8825  
County Clerk, Victoria County, Texas

Date: November 10, 2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/28/2012, in the original principal amount of \$74,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/28/2012, executed by Mary Gutierrez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201300114 of the Official Public Records of Victoria County, Texas

Property: (Tract 16) a 9.420 Ac. Tract in the Indianola Railroad Co. Survey No. 9, A-190 in Victoria County, Texas.

Date of Sale (first Tuesday of month): December 1, 2015

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

**FILED**

2015 NOV 10 A 11: 54

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# Exhibit "A"

## DALE L. OLSON

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602  
Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 16, A 9.420 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 9.420 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the said 510.086 acre tract and center of said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, 3315.10 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1108.27 feet to a 5/8 inch iron rod set at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 270.00 feet; whose long chord bears N 20 deg. 43 min. 46 sec. W, 173.69 feet; 176.83 feet along the arc to a 5/8 inch iron rod set at the end of said curve.

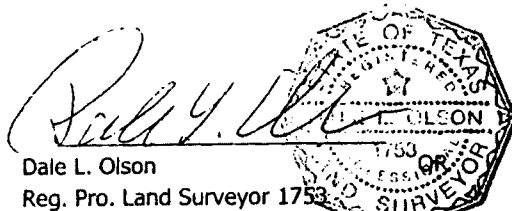
THENCE continuing with the center of said easement, N 39 deg. 29 min. 30 sec. W, 317.63 feet to a 5/8 inch iron rod set in the center of a 60 foot radius cul-de-sac at termination of said easement for the POINT OF BEGINNING, the south corner of this tract, from which a 5/8 inch iron rod Set for Reference bears N 36 deg. 37 min. 26 sec. E, 60.00 feet and another bears N 52 deg. 57 min. 08 sec. W, 60.00 feet.

THENCE N 52 deg. 57 min. 08 sec. W, 598.68 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 36 deg. 37 min. 26 sec. E, 683.24 feet to a 5/8 inch iron rod set in the northeast line of the said 510.086 acre tract for the north corner of this tract.

THENCE with the northeast line of the 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 598.66 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 687.67 feet to the POINT OF BEGINNING, containing 9.420 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

Michael D. Olson  
Reg. Pro. Land Surveyor 5386  
©2011 Dale L. Olson Surveying Co.

Order #: 116211-16

Date Created: 12/13/11

# Notice of Trustee's Sale

FILE No. 8826  
County Clerk, Victoria County, Texas

Date: November 10, 2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 11/21/2014, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 11/21/2014, executed by Freddie V. and Bridgette R. Caudill to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201413063 of the Official Public Records of Victoria County, Texas

Property: (Tract 31) 5.035 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): December 1, 2015

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

FILED

2015 NOV 10 A 11:56

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# Exhibit A

## DALE L. OLSON

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602  
Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 31, A 5.035 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.035 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5141.65 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

THENCE with the center of the last mentioned easement, N 01 deg. 58 min. 01 sec. W, 1918.69 feet to a 5/8 inch iron rod set for the beginning of a curve to the right.

THENCE with said curve to the right whose radius is 300.00 feet; whose long chord bears N 17 deg. 19 min. 43 sec. E, 198.26 feet; 202.06 feet along the arc to a 5/8 inch iron rod set at end of said curve.

THENCE continuing with the center of said easement, N 36 deg. 37 min. 26 sec. E, 277.62 feet to a 5/8 inch iron rod set at an angle of said easement.

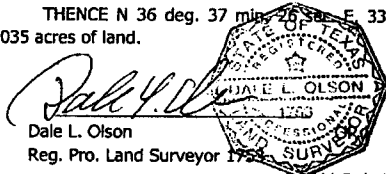
THENCE continuing with the center of said easement, S 53 deg. 22 min. 34 sec. E, 506.64 feet to a 60d nail set for the POINT OF BEGINNING, the north corner of this tract, from which a 5/8 inch iron rod set in the southwest line of said easement bears S 36 deg. 37 min. 26 sec. W, 30.00 feet.

THENCE continuing with the center of said easement S 53 deg. 22 min. 34 sec. E, at 263.63 feet pass a 5/8 inch iron rod set at the center of a 60 foot radius cul-de-sac at termination of said easement, continuing same course a total distance of 647.95 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 338.49 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 53 deg. 22 min. 34 sec. W, 647.95 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 36 deg. 37 min. 26 sec. E, 338.49 feet to the POINT OF BEGINNING, containing 5.035 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2011 Dale L. Olson Surveying Co.

Order #: 116211-31

Date Created: 12/13/11

# Notice of Trustee's Sale

FILE No. 8827  
County Clerk, Victoria County, Texas

Date: November 10, 2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 11/25/2014, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 11/25/2014, executed by Joshua C. Caudill to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201413280 of the Official Public Records of Victoria County, Texas

Property: (Tract 33) 5.038 acre tract of land in the Indianola Railroad Survey No. 9, A-190 in Victoria County, Texas.

Date of Sale (first Tuesday of month): December 1, 2015

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

FILED

2015 NOV 10 A 11:57

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# Exhibit A

## DALE L. OLSON

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602  
Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 33, A 5.038 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.038 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5141.65 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

THENCE with the center of the last mentioned easement, N 01 deg. 58 min. 01 sec. W, 1918.69 feet to a 5/8 inch iron rod set for the beginning of a curve to the right.

THENCE with said curve to the right whose radius is 300.00 feet; whose long chord bears N 17 deg. 19 min. 43 sec. E, 198.26 feet; 202.06 feet along the arc to a 5/8 inch iron rod set at end of said curve.

THENCE continuing with the center of said easement, N 36 deg. 37 min. 26 sec. E, 277.62 feet to a 5/8 inch iron rod set at an angle of said easement.

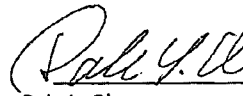
THENCE continuing with the center of said easement, S 53 deg. 22 min. 34 sec. E, 385.27 feet to a 60d nail set for the POINT OF BEGINNING, the west corner of this tract, from which a 5/8 inch iron rod set in the northeast line of said easement bears N 36 deg. 37 min. 26 sec. E, 30.00 feet.

THENCE N 36 deg. 37 min. 26 sec. E, 570.00 feet to a 5/8 inch iron rod set in the northeast line of said 510.086 acre tract for the north corner of this tract.

THENCE with the northeast line of said 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 385.00 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 570.00 feet to a 5/8 inch iron rod set in the center of a 60 foot radius cul-de-sac at the termination of said easement, for the south corner of this tract, from which a 5/8 inch iron rod set for Reference bears N 36 deg. 37 min. 26 sec. E, 60.00 feet.

THENCE with the center of said easement, N 53 deg. 22 min. 34 sec. W, 385.00 feet to the POINT OF BEGINNING, containing 5.038 acres of land.

  
Dale L. Olson  
Reg. Pro. Land Surveyor 1753



\_\_\_\_\_  
Michael D. Olson  
Reg. Pro. Land Surveyor 5386  
© 2011 Dale L. Olson Surveying Co.

Order #: 116211-33

Date Created: 12/13/11

# Notice of Trustee's Sale

FILE No. 8828  
County Clerk, Victoria County, Texas

Date: November 10, 2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 1/30/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/30/2015, executed by Jose R. Gonzalez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201501228 of the Official Public Records of Victoria County, Texas

Property: (Tract 41) 5.232 acre in the Indianola Railroad Survey, No. 9, A-190, Victoria County, TX

Date of Sale (first Tuesday of month): December 1, 2015

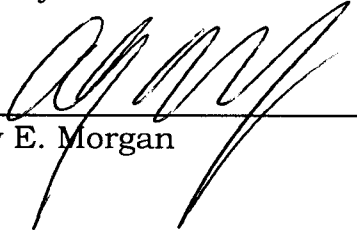
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

FILED

2015 NOV 10 A 11:59

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**  
**DALE L. OLSON**

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602  
Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 41, A 5.232 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.232 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5141.65 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

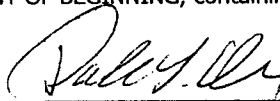
THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 722.58 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod Set for Reference in the west line of said easement bears S 88 deg. 01 min. 59 sec. W, 30.00 feet.

THENCE S 88 deg. 01 min. 59 sec. W, 680.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 01 deg. 58 min. 01 sec. W, 335.15 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

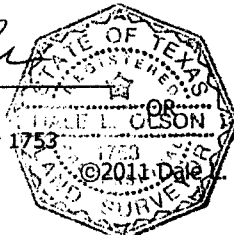
THENCE N 88 deg. 01 min. 59 sec. E, 680.00 feet to a 60d nail set in the center of the last mentioned 60 foot access easement for the northeast corner of this tract, from which a 5/8 inch iron rod Set for Reference in the west line of said easement bears S 88 deg. 01 min. 59 sec. W, 30.00 feet.

THENCE with the center of said easement, S 01 deg. 58 min. 01 sec. E, 335.15 feet to the POINT OF BEGINNING, containing 5.232 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

Order #: 116211-41



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

Dale L. Olson Surveying Co.

Date Created: 12/13/11

# Notice of Trustee's Sale

FILE No. 8829  
County Clerk, Victoria County, Texas

Date: November 10, 2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 4/30/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/30/2015, executed by Jose Francisco Aguilera Torres & Nancy Yadira Barrientos Medrano to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201504619 of the Official Public Records of Victoria County, Texas

Property: Tract 83 a 5.016 acre tract in the A. E. Noble Survey, A-380 and Day Land & Cattle Company Survey, A-477 in Victoria County, Texas.

Date of Sale (first Tuesday of month): December 1, 2015

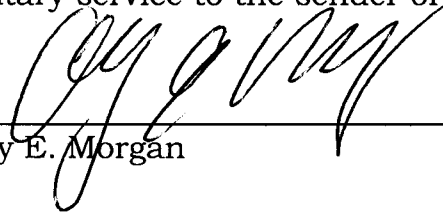
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

FILED

2015 NOV 10 P 12:00

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# Exhibit "A"

## DALE L. OLSON

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602  
Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 83, A 5.016 ACRE TRACT IN THE A.E. NOBLE SURVEY AND DAY LAND & CATTLE COMPANY SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 5.016 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, and Day Land & Cattle Company Survey, A-477, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77, from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found, in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 73 deg. 51 min. 21 sec. W, 469.12 feet; at 107.33 feet along the arc pass a 5/8 inch iron rod set where same intersects another 60 foot access easement, 471.05 feet in all to a 60d nail set.

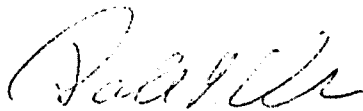
THENCE continuing with the center of said 60 foot access easement, N 82 deg. 51 min. 08 sec. W, 412.50 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with said line N 82 deg. 51 min. 08 sec. W, 267.00 feet to a 60d nail set for the southwest corner of this tract.

THENCE N 01 deg. 58 min. 01 sec. E, at 30.38 feet pass a 5/8 inch iron rod Set for Reference, 818.32 feet in all to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 87 deg. 21 min. 35 sec. E, 264.48 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 01 deg. 58 min. 01 sec. E, at 808.99 feet pass a 5/8 inch iron rod Set for Reference, 839.37 feet in all to the POINT OF BEGINNING, containing 5.016 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-83

Date Created: 01-28-13

C&S No. 44-15-2752 / FHA / Yes  
Pacife Union Financial, LLC

## NOTICE OF TRUSTEE'S SALE

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

**Date of Security Instrument:** May 21, 2013

**Grantor(s):** Blaise Palacios, joined herein pro forma by his wife, Christy Lynn Palacios

**Original Trustee:** Wilson Cifuentes

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Nations Reliable Lending, LLC, a Limited Liability Company, its successors and assigns

**Recording Information:** Clerk's File No. 201307027, in the Official Public Records of VICTORIA County, Texas.

**Current Mortgagee:** Pacific Union Financial, LLC

**Mortgage Servicer:** Pacific Union Financial, LLC, whose address is C/O 8900 Freeport Pkwy Suite 150 Irving, TX 75063 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 1/05/2016                      **Earliest Time Sale Will Begin:** 11:00 AM

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

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

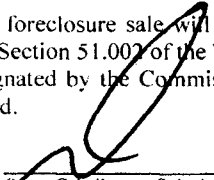
Legal Description:

**BEING LOT NUMBER ONE (1), IN BLOCK NUMBER SIX (6), OF COUNTY CLUB VILLAGE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 185, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**

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

**For Information:**

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

  
Oscar Caballero as Substitute Trustee, Donna Caballero as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Israel Curtis as Successor Substitute Trustee, John Sisk as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Daniel Willisie as Successor Substitute Trustee, Mike Hanley as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, or Mary M. Speidel as Successor Substitute Trustee

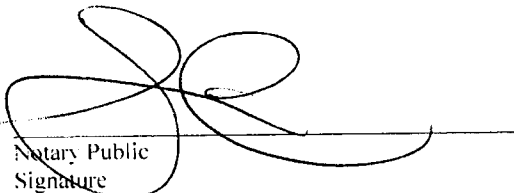


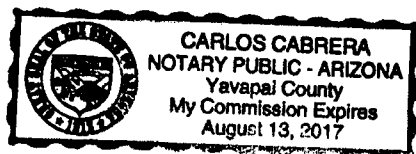
STATE OF ~~TEXAS~~ ARIZONA

COUNTY OF YAVAPAI

Before me, the undersigned Notary Public, on this day personally appeared W. R. LANEU as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 10 day of November, 2015.

  
Notary Public  
Signature



FILED  
CG  
2015 NOV 10 P 12:41

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

**DEED OF TRUST INFORMATION:**

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

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of December, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.  
**Substitute Trustee(s):** Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, 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, Bob Frisch, Vicki Hammonds, Arnold Mendoza, 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, Bob Frisch, Vicki Hammonds, Arnold Mendoza, 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,

## Notice of Trustee's Sale

Date: November 9, 2015

Substitute Trustee: Robert Carl Bedgood

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

Borrower: Austen Dyer and Laura Shockley

Borrower's Address: 105 Valley Vista, Victoria, Texas 77904

Mortgagee: William James McCrary III

Mortgagee's Address: 914 Bellevue Street, Victoria, Texas 77904

Obligations/Real Estate Lien Note dated January 6, 2011 in the principal sum of \$38,250.00, payable to William James McCrary III, (Note) secured by Vendor's Lien retained in Deed, and Deed of Trust of even date therewith to Gabriel Winslow, Trustee recorded under Clerk's File #201100294, (Deed of Trust)

Property:

**Being Lots No. 4 & 5 in Block No. 1 in the Valley Vista subdivision in Victoria County, Texas, according to the established map and plat of said subdivision of record in Volume 6, Page 35 of the Deed 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: December 1, 2015

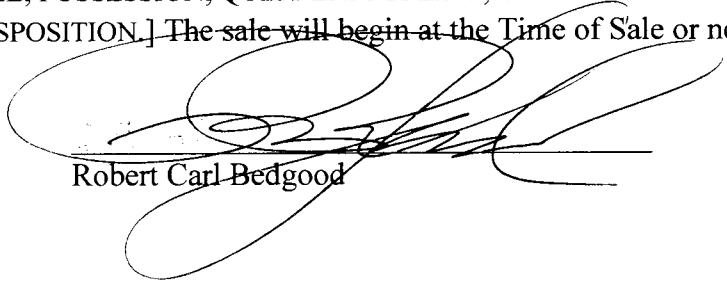
Time of Sale: At 10:00 a. m. or within three hours thereof

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

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

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

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

A large, stylized handwritten signature in black ink, appearing to read 'Robert Carl Bedgood', is written over the text of the document.

Robert Carl Bedgood