

FILED
By: *Officia [Signature]*
2013 NOV 25 AM 2:26

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE REGARDING MILITARY SERVICE

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Whereas pursuant to that one certain Deed of Trust dated November 4, 2011, executed by Michael Smith ("Mortgagor"), Mortgagor conveyed to Tali Villafranca as Trustee all of their right, title, and interest in and to that one certain parcel of real property situated in Victoria County, Texas, and described as: Lot 6, Block 4, Blue Ridge Subdivision, more commonly known as 602 E. Polk, Victoria, Texas 77901, together with all improvements thereon and including all other property set forth in the Deed of Trust, to secure the payment of that one certain Real Estate Lien Note or Promissory Note dated November 4, 2011, in the original principal amount of \$20,000.00, executed by Mortgagor and payable to the order of Monica Anderson ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

Whereas the Deed of Trust was recorded in Instrument No. 201202106 of the Official Records of Victoria County, Texas.

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and

Whereas the Deed of Trust grants to the Beneficiary the right to appoint a Substitute or Successor Trustee to act in the place of the Trustee previously named in the Deed of Trust without any other formality except the designation in writing of a Substitute or Successor Trustee; and

Whereas the Beneficiary has duly appointed in writing by an Appointment of Substitute Trustee dated October 21, 2013, Amanda Pierce as Substitute Trustee under the Deed of Trust; and


Whereas the Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the Victoria County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, Amanda Pierce, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last-known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 1:00 p.m. on the first Tuesday in January 7, 2014 at the County Courthouse of Victoria County, Texas, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.


Witness my hand on 11/22/13

Amanda Pierce
302 W. Forrest Street
Victoria, Texas 77901

STATE OF TEXAS §

COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 22 day of Nov, 2013, personally appeared before me Amanda Pierce.




Notary Public in and for the State of Texas

My Commission Expires: 12-22-14

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

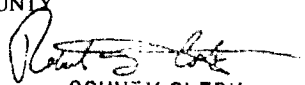
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 07, 2014

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.

FILED
Belinda Spivey, Secy.
2013 NOV 25 PM 4:15

COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.

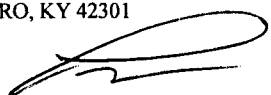
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELIZABETH PEREZ, securing the payment of the indebtednesses in the original principal amount of \$80,239.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions 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 as follows:

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.

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



J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



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 07, 2014

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.

FILED
Belinda Sepulveda, Deputy
2013 NOV 25 PM 4:16

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 30, 2007 and recorded in Document CLERK'S FILE NO. 200710060 real property records of VICTORIA County, Texas, with DARIN LAWSON AND ASHLEY N LAWSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

County Clerk
VICTORIA COUNTY, TEXAS

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DARIN LAWSON AND ASHLEY N LAWSON, securing the payment of the indebtednesses in the original principal amount of \$63,498.00, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



EXHIBIT "A"

TRACT I:

FIELD NOTE DESCRIPTION OF A 0.7728 ACRE TRACT OF LAND BEING IN THE JUAN RENE SURVEY, A-102 IN VICTORIA COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.773 ACRE TRACT CONVEYED TO DAVID E. CRABILL (200704819) AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD FOUND AT THE NORTH CORNER OF THIS TRACT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ENCINO DRIVE AND ALSO BEING THE WEST CORNER OF THE SHIRLEY WEAVER SCHULTZ TRACT (1131-87 & 199905774);

THENCE, ALONG THE COMMON LINE OF THIS AND SAID SCHULTZ TRACTS, S 35 DEG 43' 59" E, 176.55 FEET TO A 5/8" STEEL ROD FOUND FOR THEIR COMMON CORNER (D.C. = S 35 DEG 46' 20" E, 176.61');

THENCE, ALONG SAID SOUTHEAST LINE OF THIS TRACT, S 53 DEG 55' 45" W, 186.64 FEET TO A 5/8" STEEL ROD FOUND FOR THE SOUTH CORNER OF THIS DESCRIPTION, SAME BEING THE EAST CORNER OF THE HERSCHEL MCDONALD TRACT (200402374) (D.C. = S 53 DEG 54' 18" W, 186.76');

THENCE, ALONG THE COMMON LINE OF THIS AND SAID MCDONALD TRACTS, N 36 DEG. 18' 37" W, 182.45 FEET TO A 5/8" STEEL ROD FOUND FOR THEIR COMMON CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ENCINO DRIVE (D.C. = N 36 DEG. 17' 33" W, 182.60'); (D.C. = 188.48' BASE BEARING) TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.7728 ACRES OF LAND WHICH IS DESIGNATED AS TRACT 6 ON THE UNRECORDED PLAT OF OAK VILLAGE NORTH PREPARED BY ANDREW SPEAKERMAN ON 10 APRIL 1979.

TRACT II:

AN EASEMENT OUTLINED AS FOLLOWS:

GRANTEE SHALL HAVE THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING IN AND ALONG SAID EASEMENT TOGETHER WITH FREE INGRESS, AND EGRESS AND REGRESS ALONG, OVER AND ACROSS SAID EASEMENT AS SHALL BE NECESSARY OR CONVENIENT, IN COMMON WITH THE GRANTORS HERE-IN, THEIR HEIRS AND ASSIGNS, AND SUCH WAY AND EASEMENT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEING 0.966 ACRE OF LAND SITUATED IN THE JUAN RENE AND SON'S SURVEY, ABSTRACT 102 IN VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 6.203 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN THAT CERTAIN DEED TO BOBBY M. TAYLOR AND WEYMAN E. HARDING, JR. FROM ROYCE A. TAYLOR DATED MAY 23, 1979 AND RECORDED IN VOLUME 1018, PAGE 514 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS SAID 0.966 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHWEST LINE OF WINDING WAY DRIVE, SAME BEING THE NORTHEAST LINE OF THE SAID 6.203 ACRE TRACT, SAID IRON ROD BEARS S. 36 DEG 12' E., A DISTANCE OF 158.90 FEET FROM THE MOST NORTHERN CORNER OF THE SAID 6.203 ACRE TRACT, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 60 FOOT ROADWAY EASEMENT;

THENCE, S. 36 DEG 12' E., A DISTANCE OF 60.04 FEET ALONG THE SOUTHWEST LINE OF WINDING WAY DRIVE SAME BEING THE NORTHEAST LINE OF THE SAID 6.203 ACRE TRACT TO AN IRON ROD MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 60 FOOT ROADWAY EASEMENT;

THENCE, S. 55 DEG. 42' 43" W., A DISTANCE OF 578.39 FEET ALONG THE SOUTHEAST LINE OF THE SAID 60 FOOT ROADWAY EASEMENT TO AN IRON ROD SET IN THE SOUTHEAST LINE OF A CUL-DE-SAC HAVING A 50 FOOT RADIUS, SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED 60 FOOT ROADWAY EASEMENT;

THENCE, WITH THE RIGHT-OF-WAY LINE OF THE CUL-DE-SAC WHICH IS ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 286 DEG 15' 37" A RADIUS OF 50.00 FEET AND AN ARC DISTANCE OF 249.81 FEET TO AN IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED 60 FOOT ROADWAY EASEMENT;

THENCE, N. 55 DEG. 42' 43" E., A DISTANCE OF 576.39 FEET ALONG THE NORTH WEST LINE OF THE 60 FOOT ROADWAY EASEMENT TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.966 ACRE OF LAND.



NOS20130010600813

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: February 04, 2014

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.

FILED
Delia S. ...
2013 NOV 25 PM 4:16


COUNTY CLERK
VICTORIA COUNTY, TEXAS

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 13, 2011 and recorded in Document CLERK'S FILE NO. 201106160 real property records of VICTORIA County, Texas, with SYDNEY M. YUSKO AND JOHN A. YUSKO, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SYDNEY M. YUSKO AND JOHN A. YUSKO, securing the payment of the indebtednesses in the original principal amount of \$82,357.00, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

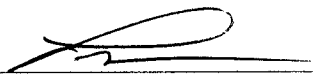

J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



EXHIBIT "A"

BEING 1.07 ACRES OF LAND SITUATED IN THE S. A. & M. G. R. R. COMPANY CURVEY NUMBER 3, ABSTRACT 314 IN VICTORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 145.00 ACRE TRACT OF LAND CONVEYED TO W.O. LOVE BY BEN F. MCCORMICK BY DEED DATED NOVEMBER 1, 1978 AND RECORDED IN VOLUME 998, PAGE 742 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 1.07 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ROD AT THE MOST NORTHERN CORNER OF THE SAID W. O. LOVE 145.00 ACRE TRACT OF LAND, THENCE, S 45 DEG 00' 00" W., A DISTANCE OF 397.67 FEET ALONG THE NORTHWEST LINE OF THE SAID W. O. LOVE 145.00 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST LINE OF A COUNTY ROAD, LOCALLY KNOWN AS KOHUTEK ROAD TO AN EXISTING IRON ROD AT THE MOST WESTERN CORNER OF A 60.00 FOOT WIDE STRIP OF LAND SET ASIDE FOR ROAD RIGHT-OF-WAY, SAID ROAD LOCALLY KNOWN AS MCCORMICK ROAD, THENCE, S. 45 DEG 00' 00" E., A DISTANCE OR 1093.12 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF MCCORMICK ROAD TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE, THENCE, S. 26 DEG 30' 51" E., A DISTANCE OF 28.34 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF MCCORMICK ROAD TO AN IRON ROD SET FOR THE PLACE OF BEGINNING, SAID PLACE OF BEGINNING ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 26 DEG 30' 51" E., A DISTANCE OF 161.96 FEET TO AN IRON ROD SET FOR THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 45 DEG 00' 00" W., A DISTANCE OF 277.33 FEET TO AN IRON ROD SET AT THE INTERIOR CORNER OF THE SAID W. O. LOVE 145.00 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEG 00' 00" W., A DISTANCE OF 153.60 FEET ALONG A SOUTHWEST LINE OF THE SAID W. O. LOVE 145.00 ACRE TRACT OF LAND, TO AN IRON ROD SET FOR THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 45 DEG 00' 00" E., A DISTANCE OF 328.68 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.07 ACRES OF LAND. U T I L I T Y E A S E M E N T THE ABOVE DESCRIBED TRACT OF LAND IS SUBJECT TO A UTILITY EASEMENT 20.00 FEET IN WIDTH ALONG AND ADJACENT TO ITS SOUTHWEST LINE AND A UTILITY EASEMENT 10.00 FEET IN WIDTH ALONG AND ADJACENT TO ITS SOUTHEAST LINE.



NOS20130169804898

FILE No. 8481

County Clerk, Victoria County, Texas
HOME EQUITY POSTING WITH ORDER ATTACHED

170 ROCKY CREEK DRIVE
VICTORIA, TX 77905

20100187434664

NOTICE OF SUBSTITUTE TRUSTEE SALE
(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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 07, 2014

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 2007 and recorded in Document CLERK'S FILE NO. 200711766 real property records of VICTORIA County, Texas, with MARVIN E. HOELTER AND CHERYL HOELTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

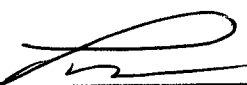
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARVIN E. HOELTER AND CHERYL HOELTER, securing the payment of the indebtednesses in the original principal amount of \$135,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CHASE HOME FINANCE, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

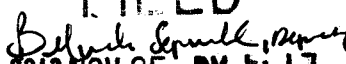
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.


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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED

2013 NOV 25 PM 4:17


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive / Florence,
SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com



NOS20100187434664



BEING 10.27 ACRES OF LAND SITUATED IN THE EBEN HABEN SURVEY, ABSTRACT 58, VICTORIA COUNTY, TEXAS, SAID 10.27 ACRES OF LAND BEING ALL OF THOSE THREE TRACT CONVEYED TO JAMES PIERCE AND WIFE, GRACE CHRISTINE PIERCE BY THE FOLLOWING CONVEYANCE, A 1.50 ACRE AND A 2.00 ACRE TRACT BY DEED DATED JUNE 27, 1974, AND RECORDED IN VOLUME 850, PAGE 190 ET SEQ, AND THAT 6.77 ACRE TRACT OF LAND BY DEED DATED JUNE 11, 1973 AND RECORDED IN VOLUME 822, PAGE 663 ET SEQ, BOTH DEEDS OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 10.27 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHWEST LINE OF THAT 14.35 ACRE TRACT OF LAND CONVEYED TO K.R. NICHOLS AND WIFE, ONNIE NICHOLS BY DEED RECORDED IN VOLUME 1320, PAGE 538 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD BEARS S 31 DEG. 27' 00" E, A DISTANCE OF 846.97 FEET FROM AN EXISTING CONCRETE MONUMENT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF REINECKE ROAD, SAID MONUMENT BEING THE MOST WESTERN CORNER OF THE SAID NICHOLS TRACT OF LAND, SAME BEING THE INTERSECTION OF THE NORTHEAST LINE OF A 60 FOOT WIDE ROADWAY EASEMENT (KNOWN AS ROCKY CREEK DRIVE) AND THE SAID SOUTH RIGHT-OF-WAY LINE OF REINECKE ROAD, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID PIERCE 2.00 ACRE TRACT OF LAND, SAME BEING THE MOST EASTERN CORNER OF THAT 6.65 ACRES OF LAND CONVEYED TO RONALD L. HENDERSON, ET UX BY DEED RECORDED IN VOLUME 1088, PAGE 685 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 31 DEG. 27' 00" E (BASE BEARING SHOWN IN PIERCE DEED), A DISTANCE OF 139.02 FEET ALONG THE SAID NORTHEAST LINE OF THE PIERCE 2.00 ACRE TRACT OF LAND TO AN EXISTING 5/8 INCH IRON ROD AT THE MOST NORTHERN COMMON CORNER OF THE SAID PIERCE 20.0 ACRE TRACT AND SAID PIERCE 6.77 ACRE TRACT, AND THENCE CONTINUING S 31 DEG 27' 00" E, A DISTANCE OF 577.19 FEET ALONG THE NORTHEAST LINE OF SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE NICHOLS 14.35 ACRE TRACT FOR A TOTAL DISTANCE OF 716.22 FEET TO AN EXISTING CONCRETE MONUMENT IN THE NORTHWEST LINE OF THAT 175.55 ACRE TRACT OF LAND CONVEYED TO DAVID A GISLER ET AL BY GIFT DEED RECORDED IN VOLUME 1473, PAGE 479 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID MONUMENT BEING THE MOST EASTERN CORNER OF THE SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE SAID NICHOLS 14.35 ACRE TRACT, SAID MONUMENT ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 58 DEG 34' 00" W, A DISTANCE OF 503.0 FEET ALONG THE SOUTHEAST LINE OF THE SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE SAID NORTHWEST LINE OF THE DAVID A GISLER ET AL TRACT OF LAND TO THE MOST WESTERN CORNER OF THE SAID DAVID A GISLER ET AL TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE PIERCE 6.77 ACRE TRACT AND THE MOST EASTERN CORNER OF THE SAID PIERCE 1.50 ACRE TRACT, SAME ALSO BEING A CORNER OF THE 15.72 ACRE TRACT OF LAND CONVEYED TO FRANK BOLDT BY DEED RECORDED IN VOLUME 901, PAGE 221 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND THENCE CONTINUING S 58 DEG 34' 00" W, A DISTANCE OF 111.98 FEET FOR A TOTAL DISTANCE OF 614.98 FEET TO AN EXISTING CORNER POST, SAID POST BEING THE MOST SOUTHERN CORNER OF THE SAID PIERCE 1.50 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THE SAID BOLDT TRACT OF LAND, SAID POST ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 31 DEG 27' 00" W, A DISTANCE OF 738.23 FEET ALONG THE SOUTHWEST LINES OF THE SAID PIERCE 1.5 ACRE AND THE SAID PIERCE 2.00 ACRE TRACTS, SAME BEING THE NORTHEAST LINE OF THE BOLDT TRACT OF LAND AND THE NORTHEAST LINE OF THAT 5.00 ACRE TRACT OF LAND CONVEYED TO DANIEL BLACKWELL, JR ET UX BY DEED RECORDED IN VOLUME 974, PAGE 654 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO AN EXISTING 5/8 INCH IRON ROD, SAID IRON ROD BEING THE MOST WESTERN CORNER OF THE SAID PIERCE 2.00 ACRE TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE HENDERSON TRACT, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 60 DEG 37' 00" E, A DISTANCE OF 615.38 FEET ALONG THE NORTHWEST LINE OF THE SAID PIERCE 2.00 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE SAID HENDERSON TRACT TO THE PLACE OF

BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 10.27 ACRES OF LAND.

ROADWAY EASEMENT

IN ADDITION TO THE ABOVE DESCRIBED 10.27 ACRE TRACT OF LAND THAT 60 FOOT WIDE ROADWAY EASEMENT TRACT II CONVEYED TO JAMES PIERCE AND WIFE, GRACE CHRISTINE PIERCE, GRANTING FREE INGRESS AND EGRESS TO SAID 6.77 ACRE TRACT OF LAND FROM REINECKE ROAD BY DEED RECORDED IN VOLUME 822, PAGE 663 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS IS HEREBY ALSO GRANTED.

Cause Number 13-6-74929-A

In re: Order for Foreclosure
Concerning

170 ROCKY CREEK DRIVE,
VICTORIA, TX 77905
Under Tex. R. Civ. Proc. 736

009 009

IN THE DISTRICT COURT OF

FILED

13 OCT 15 PM 3: 52

Cathy Smith
DISTRICT CLERK
VICTORIA COUNTY, TEXAS

VICTORIA COUNTY, TEXAS

24th JUDICIAL DISTRICT

DEFAULT HOME EQUITY FORECLOSURE ORDER

On this date the court considered JPMorgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC, or their successors or assigns (hereinafter "Petitioner"), Tex. R. Civ. P. 736 home equity foreclosure Application. The court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. After reviewing the Motion for Default Order, the pleadings, the affidavits and the arguments of counsel, the court finds:

1. The Respondent(s) and their last known address (Tex. Prop. Code § 51.0001(2))
are as follows:

MARVIN E. HOELTER
170 ROCKY CREEK DRIVE, VICTORIA, TX 77905

CHERYL HOELTER
170 ROCKY CREEK DRIVE, VICTORIA, TX 77905

2. The commonly known street address of the property encumbered by the lien sought to be foreclosed is 170 Rocky Creek Drive, Victoria, TX 77905 (the "Property"). The Property legal description is:

BEING 10.27 ACRES OF LAND SITUATED IN THE EBEN HABEN SURVEY, ABSTRACT 58, VICTORIA COUNTY, TEXAS, SAID 10.27 ACRES OF LAND BEING ALL OF THOSE THREE TRACT CONVEYED TO JAMES PIERCE AND WIFE, GRACE CHRISTINE PIERCE BY THE FOLLOWING CONVEYANCE, A 1.50 ACRE AND A 2.00 ACRE TRACT BY DEED DATED JUNE 27, 1974, AND RECORDED IN VOLUME 850, PAGE 190 ET SEQ, AND THAT 6.77 ACRE TRACT OF LAND BY DEED DATED JUNE 11, 1973 AND RECORDED IN VOLUME 822, PAGE 663 ET SEQ, BOTH DEEDS OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 10.27 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHWEST LINE OF THAT 14.35 ACRE TRACT OF LAND CONVEYED TO K.R. NICHOLS AND WIFE, ONNIE NICHOLS BY DEED RECORDED IN VOLUME 1320, PAGE 538 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD BEARS S 31 DEG. 27' 00" E, A DISTANCE OF 846.97 FEET FROM AN EXISTING CONCRETE MONUMENT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF REINECKE ROAD, SAID MONUMENT BEING THE MOST WESTERN CORNER OF THE SAID NICHOLS TRACT OF LAND, SAME BEING THE INTERSECTION OF THE NORTHEAST LINE OF A 60 FOOT WIDE ROADWAY EASEMENT (KNOWN AS ROCKY CREEK DRIVE) AND THE SAID SOUTH RIGHT-OF-WAY LINE OF REINECKE ROAD, SAID IRON ROD BEING THE MOST NORTHERN CORNER OF THE SAID PIERCE 2.00 ACRE TRACT OF LAND, SAME BEING THE MOST EASTERN CORNER OF THAT 6.55 ACRES OF LAND CONVEYED TO RONALD L. HENDERSON, ET UX BY DEED RECORDED IN VOLUME 1088, PAGE 685 ET SEQ OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 31 DEG. 27' 00" E (BASE BEARING SHOWN IN PIERCE DEED), A DISTANCE OF 139.02 FEET ALONG THE SAID NORTHEAST LINE OF THE PIERCE 2.00 ACRE TRACT OF LAND TO AN EXISTING 5/8 INCH IRON ROD AT THE MOST NORTHERN COMMON CORNER OF THE SAID PIERCE 20.0 ACRE TRACT AND SAID PIERCE 6.77 ACRE TRACT, AND THENCE CONTINUING S 31 DEG 27' 00" E, A DISTANCE OF 577.19 FEET ALONG THE NORTHEAST LINE OF SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE NICHOLS 14.35 ACRE TRACT FOR A TOTAL DISTANCE OF 716.22 FEET TO AN EXISTING CONCRETE MONUMENT IN THE NORTHWEST LINE OF THAT 175.55 ACRE TRACT OF LAND CONVEYED TO DAVID A GISLER ET AL BY GIFT DEED RECORDED IN VOLUME 1473, PAGE 479 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID MONUMENT BEING THE MOST EASTERN CORNER OF THE SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE SAID NICHOLS 14.35 ACRE TRACT, SAID MONUMENT ALSO BEING THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 58 DEG 34' 00" W, A DISTANCE OF 503.0 FEET ALONG THE SOUTHEAST LINE OF THE SAID PIERCE 6.77 ACRE TRACT, SAME BEING THE SAID NORTHWEST LINE OF THE DAVID A GISLER ET AL TRACT OF LAND TO THE MOST WESTERN CORNER OF THE SAID DAVID A GISLER ET AL TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE PIERCE 6.77 ACRE TRACT AND THE MOST EASTERN CORNER OF THE SAID PIERCE 1.50 ACRE TRACT, SAME ALSO BEING A CORNER OF THE 15.72 ACRE TRACT OF LAND CONVEYED TO FRANK BOLDT BY DEED RECORDED IN VOLUME 901, PAGE 221 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND THENCE CONTINUING S 58 DEG 34' 00" W, A DISTANCE OF 111.98 FEET FOR A TOTAL DISTANCE OF 614.98 FEET TO AN EXISTING CORNER POST, SAID POST BEING THE MOST SOUTHERN CORNER OF THE SAID PIERCE 1.50 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THE SAID BOLDT TRACT OF LAND, SAID POST ALSO BEING THE MOST SOUTHERN CORNER OF THE HEREIN

DESCRIBED TRACT;

THENCE N 31 DEG 27' 00" W, A DISTANCE OF 738.23 FEET ALONG THE SOUTHWEST LINES OF THE SAID PIERCE 1.5 ACRE AND THE SAID PIERCE 2.00 ACRE TRACTS, SAME BEING THE NORTHEAST LINE OF THE BOLDT TRACT OF LAND AND THE NORTHEAST LINE OF THAT 5.00 ACRE TRACT OF LAND CONVEYED TO DANIEL BLACKWELL, JR ET UX BY DEED RECORDED IN VOLUME 974, PAGE 654 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO AN EXISTING 5/8 INCH IRON ROD, SAID IRON ROD BEING THE MOST WESTERN CORNER OF THE SAID PIERCE 2.00 ACRE TRACT, SAME BEING THE MOST SOUTHERN CORNER OF THE HENDERSON TRACT, SAID IRON ROD ALSO BEING THE MOST WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 60 DEG 37' 00" E, A DISTANCE OF 615.38 FEET ALONG THE NORTHWEST LINE OF THE SAID PIERCE 2.00 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE SAID HENDERSON TRACT TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 10.27 ACRES OF LAND.

ROADWAY EASEMENT

IN ADDITION TO THE ABOVE DESCRIBED 10.27 ACRE TRACT OF LAND THAT 60 FOOT WIDE ROADWAY EASEMENT TRACT II CONVEYED TO JAMES PIERCE AND WIFE, GRACE CHRISTINE PIERCE, GRANTING FREE INGRESS AND EGRESS TO SAID 6.77 ACRE TRACT OF LAND FROM REINECKE ROAD BY DEED RECORDED IN VOLUME 822, PAGE 663 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS IS HEREBY ALSO GRANTED.

3. The Debt exists and is secured by a lien created under TEX. CONST. ART. XVI, § 50(a)(6), for a home equity loan.
4. Petitioner is the mortgage servicer and assignee of the Deed of Trust. Marvin E. Hoelter (hereafter "Obligor" whether one or more) executed the promissory note dated August 24, 2007 in the original principal amount of \$135,200.00. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.
5. Cheryl Hoelter (hereafter "Mortgagor(s)"), are not makers or assumers of the underlying Debt. Mortgagor(s) and Obligors executed a security instrument ("Deed of Trust"), which is recorded in the Victoria County Real Property Records at CLERK'S FILE NO. 200711766.
6. Respondent failed to make payments in accordance with terms of the loan agreement, contract or deed of trust and is in default under the terms of those agreements.

7. As of the date the application was filed, Obligor failed to remit the installment payment due for March 1, 2010 and the installments that have become due after that date. As of April 22, 2013, there are at least 38 unpaid scheduled payments. The amount required to cure the default before May 16, 2013 is \$51,536.56. The amount required to pay off the loan in full before May 16, 2013 is \$182,788.57. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after May 16, 2013, all of which will continue to accrue according to the terms of the Note and Deed of Trust.

8. The requisite notices to cure the default and accelerate the maturity of the Debt have been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired.

9. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

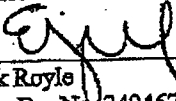
10. The court further finds that the Application complies with Tex. R. Civ. P. 735 and 736; that in accordance with Tex. R. Civ. P. 736.7(c) a copy of the required Return of Service has been on file with the Clerk of the Court for at least ten (10) days. Petitioner has established the basis for foreclosure; that Petitioner has appointed J. Woolsey, J. Steen V. Hammonds, Or W. Larew or their successor, as the substitute trustee to conduct the foreclosure contemplated by this proceeding; and that Petitioner may proceed with foreclosure of the secured Property according to the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law in accordance with Tex. R. Civ. P. 736.9.

IT IS THEREFORE ORDERED that the Petitioner may proceed with a foreclosure sale under the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law with respect to the secured Property made the subject of this proceeding.

SIGNED this 15 day of October, 2013

151 Jackson St. Mann
JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:



Clark Royle
Texas Bar No. 24046763
Tom Misteli
Texas Bar No. 24058774
Anthony Scott Vincent
Texas Bar No. 24058241
Elizabeth McDonald
Texas Bar No. 24062879
Paige E. Bryant
Texas Bar No. 24051920
15000 Surveyor Blvd., Suite 100
Addison, Texas 75001
972-386-5040 (Phone)
972-386-7673 (Fax)

ATTORNEYS FOR APPLICANT

FILE No. 8482
County Clerk, Victoria County, Texas

FILED
by *Ronnie Orsuh Deputy*
2013 DEC -3 AM 11:37

Notice of Trustee's Sale

Date: December 3, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated February 25, 2011, from Maker, Mr. Jesse Ramirez and Ms. Crystal L. Ramirez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$58,500.00

Deed of Trust

Date: February 25, 2011

Recording Information: Filed on March 15, 2011, and recorded under document number 201102617 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jesse Ramirez and Ms. Crystal L. Ramirez, as husband and wife

Trustee: Stephen A. Beal

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

Property: Being Lot Number Six (6), in the Block Number One (1) of R. F. OLIVER SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the establishment map and plat of said addition of record in Volume 2, Page 53 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): January 7, 2014

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

Place of Sale: Victoria County Courthouse

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

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

Stephen A. Beal
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILE No. 8483
County Clerk, Victoria County, Texas

FILED
by Rommie Orsak Deputy
2013 DEC -3 AM 11:37

Notice of Trustee's Sale

Date: December 3, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated April 1, 2008, from Maker, Mr. Guadalupe Sanchez and Ms. Roxanna Sanchez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$37,000.00

Deed of Trust

Date: April 1, 2008

Recording Information: Filed on April 8, 2008, and recorded under document number 200803907 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Guadalupe Sanchez and Ms. Roxanna Sanchez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Eight (8), in Block Number Two (2), of COUNTRY-SIDE SUBDIVISION, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 11 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): January 7, 2014

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

Place of Sale: Victoria County Courthouse

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

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


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILED

2013 DEC 10 PM 12:41

Notice of Trustee's Sale

Date: December 9, 2013

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated July 16, 2007, from Maker, Mr. Albert Partida, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$41,000.00

Deed of Trust

Date: July 16, 2007

Recording Information: Filed on July 17, 2007, and recorded under document number 200709224 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Albert Partida Ms. Sanjuanita Partida, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Five (5), in Block Number One (1), of R. A. SUBDIVISION NO. 4, an addition the City of Victoria, Victoria County, Texas, according to the established map and plat of of said addition of record in Volume 7, Page 29C of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): January 7, 2014

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

Place of Sale: Victoria County Courthouse

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

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

Albert Partida
COUNTY CLERK
VICTORIA COUNTY, TEXAS
by *Don Hyak-Dowling*

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

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 07, 2014

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 November 25, 1996 and recorded in Document VOLUME 250, PAGE 383 real property records of VICTORIA County, Texas, with JULIE A MURPHY AND MICHAEL D MURPHY, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIE A MURPHY AND MICHAEL D MURPHY, securing the payment of the indebtednesses in the original principal amount of \$45,399.00, 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 as follows:

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER NINETY-THREE (93), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 59, PAGE 293 DEED RECORDS, VICTORIA COUNTY, TEXAS.

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

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

FILED
By Deputy: Jennifer Padry
2013 DEC 06 PM 12:36

J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

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 07, 2014

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 17, 2008 and recorded in Document CLERK'S FILE NO. 200804418 real property records of VICTORIA County, Texas, with HENRY A. SANCHEZ AND CHRISTINA A, GONZALES AND FRANK MONTANO, JR, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HENRY A. SANCHEZ AND CHRISTINA A, GONZALES AND FRANK MONTANO, JR, securing the payment of the indebtednesses in the original principal amount of \$109,011.00, 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 as follows:

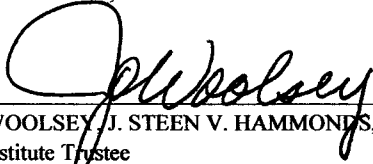
BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER SEVENTEEN (17) OF FLEETWOOD SUBDIVISION SECTION IV, PHASE III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 332 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

FILED
Deputy County Clerk
2013 DEC 16 PM 12:36

County Clerk
VICTORIA COUNTY, TEXAS



J. WOOLSEY, J. STEEN V. HAMMONS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



159 PEBBLE DRIVE
VICTORIA, TX 77905

FILE No. 8487
County Clerk, Victoria County, Texas

20130169807623

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 07, 2014

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 08, 2009 and recorded in Document CLERK'S FILE NO. 200904829 real property records of VICTORIA County, Texas, with BRADLEY RITCHIE AND WHITNEY BROOKE RITCHIE, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRADLEY RITCHIE AND WHITNEY BROOKE RITCHIE, securing the payment of the indebtednesses in the original principal amount of \$63,822.00, 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 as follows:

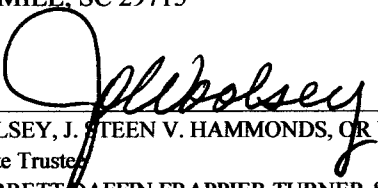
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

FILED
Deputy County Clerk
2013 DEC 16 PM 12:37

County Clerk
VICTORIA COUNTY, TEXAS


J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS20130169807623

EXHIBIT "A"

TRACT I

BEING 3.02 ACRES SITUATED IN AND A PART OF THE EBEN HABEN SURVEY, ABSTRACT NO. 58, VICTORIA, COUNTY, TEXAS, AND IS THE SAME AS THAT CERTAIN 3.02 ACRE TRACT DESCRIBED IN A DEED TO ADAM O. GONZALES, SR., RECORDED IN VOLUME 44, PAGE 752 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 3.02 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND IN THE CENTER OF A 60 FOOT WIDE ROADWAY EASEMENT FOR THE WEST CORNER OF THIS 3.02 ACRES, ALSO BEING THE WEST CORNER OF SAID 3.02 ACRE TRACT;

THENCE, N 45 DEGREES, 41'00" E WITH THE COMMON LINE OF THIS TRACT AND A 1.996 ACRE TRACT (INST. NO. 200507950, OFFICIAL RECORDS), AT 288.60 FEET PASSING A IRON ROD FOUND ON LINE, CONTINUING ON THE SAME COURSE WITH THE COMMON LINE OF THIS TRACT AND A 4.27 ACRE TRACT (VOLUME 1100, PAGE 431, DEED RECORDS) A TOTAL DISTANCE OF 413.60 FEET TO AN IRON ROD FOUND FOR THE NORTH CORNER OF THIS 3.02 ACRES;

THENCE, S 54 DEGREES, 03'00" E WITH THE COMMON LINE OF THIS TRACT AND A 3.69 ACRE TRACT (VOLUME 1133, PAGE 896, DEED RECORDS) A DISTANCE OF 296.87 FEET TO AN IRON ROD FOUND FOR THE EAST CORNER OF THIS 3.02 ACRES;

THENCE, S 39 DEGREES, 15'47" W WITH THE COMMON LINE OF THIS TRACT AND A 1.98 ACRE TRACT (VOLUME 58, PAGE 914, OFFICIAL RECORDS) A DISTANCE OF 407.04 FEET TO AN IRON ROD FOUND FOR THE SOUTH CORNER OF THIS 3.02 ACRES;

THENCE, N 54 DEGREES, 03'00" W WITH THE COMMON LINE OF THIS TRACT AND A 4.54 ACRE TRACT (VOLUME 1201, PAGE 344, DEED RECORDS) A DISTANCE OF 350.37 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 3.02 ACRES.

TRACT II

FIELDNOTE DESCRIPTION OF THE CENTER OF AN INGRESS-EGRESS EASEMENT BEING IN THE EBEN HABEN SURVEY, A-58 IN VICTORIA COUNTY, TEXAS AND BEING OUT OF THE THOMAS C. BECK AND WIFE. GRACE J. BECK 4.54 ACRE TRACT (1201-344) AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5.8" STEEL ROD FOUND IN THE CENTER OF PEBBLE DRIVE, A 60 FOOT WIDE PRIVATE ROADWAY EASEMENT, AND THE PLACE OF BEGINNING OF SAID 4,564 ACRE TRACT DESCRIPTION, THENCE ALONG SAID CENTER OF PEBBLE DRIVE, SAME BEING A SOUTHWESTERLY LINE OF SAID 4.54 ACRE TRACT, N 54 DEG 03' W, 15,58 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THIS EASEMENT AND WHICH BEARS S 54 DEG 03' E, 187.93 FEET FROM A 5/8" STEEL ROD FOUND FOR WEST CORNER OF SAID 4.54 ACRE TRACT;

THENCE. ALONG THE CENTER OF SAID EASEMENT ALONG A CURVE TO THE LEFT, DELTA = 29 DEG 31' 22", RADIUS 187.17', CHORD BEARS N 58 DEG 53' 01" E, 95.38', AND ALONG ITS ARC FOR A DISTANCE OF 96.44 FEET TO POINT FOR END OF THIS CURVE (AT 35.53 FEET ALONG SAID ARC PASSING THE NORTHEASTERLY MARGIN OF SAID PEBBLE DRIVE), AND WHICH RADIUS POINT BEARS N 45 DEG 52' 40" W, 187.17 FEET;

THENCE, N 43 DEG 45' 06" E. 229.11 FEET TO ANGLE POINT;

THENCE, N 44 DEG 45' 58" E. 40.26 FEET TO POINT FOR BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 45 DEG 54' 28" E, 72.60 FEET;

THENCE, ALONG THE CENTER OF A CURVE TO THE RIGHT, DELTA = 29 DEG 57' 42", RADIUS = 72.60', CHORD BEARS N 59 DEG 04' 23"E, 37.53', AND ALONG ITS ARC FOR A DISTANCE OF 37.96 FEET TO POINT FOR NORTHEAST END OF THIS DESCRIPTION IN THE WESTERLY LINE OF THE ADAM O. GONZALES, SR. AND BLANCA S. GONZALES 3.02 ACRE TRACT (199911935 O.R.) AND WHICH BEARS N 46 DEG 40' 09" E, 147.64 FEET FROM THE WEST CORNER OF SAID GONZALES TRACT, AND S 46 DEG 40' 09" W, 141.09 FEET FROM A 5/8" STEEL ROD FOUND AT NORTHEAST CORNER OF SAID 4.54 ACRE TRACT.

TRACT III

FIELDNOTE DESCRIPTION: BEING ALONG THE CENTERLINE OF AN EXISTING 60.00-FOOT WIDE ROAD EASEMENT, KNOWN AS PEBBLE DRIVE, LOCATED IN THE EBEN HAVEN SURVEY, A-58, VICTORIA COUNTY, TEXAS, SAID CENTERLINE BEING THE COMMON PROPERTY LINE OF SEVERAL SMALLER TRACTS CONVEYED OUT OF THE DELMAR H. ELIOT ET AL, 125.02 ACRE TRACT.

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF REINECKE ROAD, BEING THE NORTHWEST LINE OF THAT CERTAIN 125.02 ACRE TRACT CONVEYED TO DELMAR H. ELIOT ET AL, FROM BERTHA LOSSMAN FOX ET VIR. BY DEED DATED NOVEMBER 21, 1972, RECORDED IN VOLUME 811, PAGE 781 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID POINT IS ALSO THE NORTH CORNER OF THAT CERTAIN 5.00 ACRE TRACT NOW OWNED BY RONALD W. WEAVER ET UX, AND THE WEST CORNER OF THE EDWARD HURLEY 2.88 ACRE TRACT;

THENCE: S 30 DEG 38 MIN 00 SEC E, 391.15-FEET TO THE EAST CORNER OF THE RONALD W. WEAVER ET UX, 5.00 ACRE TRACT AND THE NORTH CORNER OF THE ALVIN ZIESCHANG, JR. 8.00 ACRE TRACT;



NOS20130169807623

THENCE: WITH THE NORTHEAST LINE OF THE ALVIN ZIESCHANG, JR. 8.00 ACRE TRACT AND SEVERAL SMALL TRACTS, AS FOLLOWS:

S 37 DEG 33 MIN 00 SEC E, 134.00-FEET;

S 45 DEG 18 MIN 00 SEC E, 100.00-FEET; AND

S 54 DEG 03 MIN 00 SEC E AT 106.26-FEET PASS THE EAST CORNER OF THE ALVIN ZIESCHANG, JR. 8.00 ACRE TRACT AND THE NORTH CORNER OF THE JEAN T. AND EMILY WOOD 10.65 ACRE TRACT AND CONTINUING IN ALL 960.55-FEET TO THE SOUTH CORNER OF THE CONNIE VINCIK WARREN 1.246 ACRE TRACT AND THE EAST CORNER OF THE O. L. BETTIS 2.97 ACRE TRACT;

THENCE: N 23 DEG 52 MIN 00 SEC E AT 249.78-FEET PASS THE EAST CORNER OF THE CONNIE VINCIK WARREN 1.246 ACRE TRACT AND THE SOUTH CORNER OF THE JO ANN KUCERA 1.98 ACRE TRACT AND CONTINUING IN ALL 571.08-FEET TO THE END OF THIS EASEMENT, SAID POINT BEING LOCATED S 45 DEG 22 MIN 00 SEC W, 93.44-FEET FROM THE EAST CONRER OF A 5.00 ACRE TRACT CONVEYED TO GRACE SHIPLEY FROM IDA MAE MCDUFF BY DEED DATED SEPTEMBER 9, 1983, RECORDED IN VOLUME 1216, PAGE 822 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID CORNER NOW BEING THE EAST CORNER OF THE JO ANN KUCERA 1.98 ACRE TRACT.



NOS20130169807623

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: February 04, 2014

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 28, 2000 and recorded in Document CLERK'S FILE 200010758; AS AFFECTED BY RECASTING AGREEMENT CLERK'S FILE NO. 200511556, RECASTING AGREEMENT CLERK'S FILE NO. 200705152, LOAN MODIFICATION AGREEMENT CLERK'S FILE 200900582; AND LOAN MODIFICATION AGREEMENT 201213848 real property records of VICTORIA County, Texas, with KEVIN D. BLACK, grantor(s) and FIRST PREFERENCE MORTGAGE CORP., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN D. BLACK, securing the payment of the indebtednesses in the original principal amount of \$84,205.00, 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 as follows:

BEING THE SOUTH ONE-HALF (S 1/2) OF LOT NUMBER EIGHTEEN (18), AND THE NORTH FORTY FEET OF (N 40') OF LOT NUMBER TWENTY (20), IN BLOCK NUMBER 14, OF THE RE-SUBDIVISION OF THE NORTH PART OF HILLCREST ADDITION, AN ADDITION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 180, PAGE 376, OF THE DEED RECORDS, OF VICTORIA COUNTY, TEXAS.

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

FILED
Deputy Clerk
2013 DEC 16 PM 12:39

J. Woolsey

J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. LAREW
Substitute Trustee
c/o BARKETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Robert S. Cole
COUNTY CLERK
VICTORIA COUNTY, TEXAS



A-M/Mosqueda 17201

FILE No. 8489
County Clerk, Victoria County, Texas

FILED
Deputy Jenn B. Rodriguez
2013 DEC 16 PM 12:41

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 16, 2013

NOTE:

DATE: March 17, 2009
AMOUNT: \$54,000.00
MAKER: David Mosqueda, Sr.
PAYEE: SSAO Limited Partnership

Robert S. Cook
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST:

DATE: March 17, 2009
GRANTOR: David Mosqueda, Sr., and wife, Mariselda R. Mosqueda
BENEFICIARY: SSAO Limited Partnership
COUNTY WHERE PROPERTY IS LOCATED: Victoria
TRUSTEE: John Griffin, Jr.

RECORDING INFORMATION: Document No. 200902950, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Being Lot Number Ten (10), in Block Number Eleven (11), of Akers Subdivision No. 2, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 7 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: David Mosqueda, Sr., and wife, Mariselda R. Mosqueda

SUBSTITUTE TRUSTEE: Jo Woolsey or J. R. Steen or Vicki Hammonds or W. L. Larew or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, Suite 320, Fort Worth, TX 76179

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

January 4, 2014, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Patio area in front of the east door of the Victoria County Courthouse at 115 North Bridge Street, Victoria, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

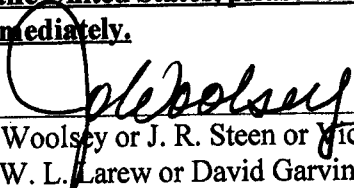
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 9.501(d) 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, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Jo Woolsey or J. R. Steen or Vicki Hammonds
or W. L. Larew or David Garvin, Substitute Trustee

NOTICE OF FORECLOSURE SALE

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

State of Texas §
 §
County of Victoria §

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

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

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

Grantor: Victoria Blue Print Co., Inc.
Recorded in: Under County Clerk's File No. 200709117, Official Public Records, 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: January 7, 2014

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

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

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

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

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

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

5. *Type of Sale.* The sale is a 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 Victoria Blue Print Co., Inc. .

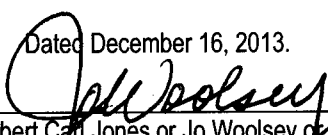
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$147,000.00, executed by Victoria Blue Print Co., Inc. , and payable to the order of Wells Fargo Bank, N.A. and (b) all renewals and extensions of the note. Wells Fargo Bank, National Association is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of November 4, 2013, there was owed \$82,161.82 on the note (plus attorney's fees, costs, expenses and other amounts allowed by the note, deed of trust and applicable law) consisting of unpaid principal of \$79,861.60, accrued and unpaid interest of \$1,877.26 and \$422.96 in late charges. The note is bearing interest at the rate of \$13.12793 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Wells Fargo Bank, National Association at 210-856-9019.

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

Dated December 16, 2013.


Robert Carl Jones or Jo Woolsey or J.R. Steen or Vicki Hammonds or W.L. Larew , Substitute Trustee
745 E. Mulberry, Ste. 900, San Antonio, Texas 78212
(210) 736-6600; (210) 735-6889 (FAX)

FILED

2013 DEC 16 PM 12:45


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8491
County Clerk, Victoria County, Texas

FILED

2013 DEC 16 PM 12:48

Don Hyde - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER SEVEN (7), OF MEADOWCREEK III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 152 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/18/2004 and recorded in Document 200411955 real property records of Victoria County, Texas.

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

Date: 01/07/2014

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

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

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by ANNA SYLVIA GARZA AND PETE GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$64,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust.

6. **Default and Request to Act.** Default has occurred under the deed of trust and BANK OF AMERICA, N.A. obtained a Home Equity Foreclosure Order from the 267th District Court of Victoria County on 11/14/2013 under Cause No. 13-9-75331-C. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Jo Woolsey
JO WOOLSEY, J.R. STEEN, VICKI HAMMONDS OR W.L. LAREW
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

12-005043-570
206 CHESAPEAKE AVE
VICTORIA, TX 77904

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.

FILE No. 8492
County Clerk, Victoria County, Texas

FILED

2010 DEC 16 PM 12:51

By Don Hyde Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

BEING LOT NUMBER TWENTY (20), IN BLOCK NUMBER SEVEN (7), OF TANGLEWOOD SUBDIVISION SECTION IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/29/2006 and recorded in Document 200608750 real property records of Victoria County, Texas.

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

Date: 01/07/2014

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

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

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by ALBERT MARTINEZ AND MARTHA MARTINEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$122,300.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2006-

HE8, Mortgage Pass-Through Certificates, Series 2006 HE8 is the current mortgagee of the note and deed of trust.

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

Jo Woolsey

JO WOOLSEY, J.R. STEEN, VICKI HAMMONDS OR W.L.
LAREW
c/o AV Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

12-001602-570
503 MAPLEWOOD DRIVE
VICTORIA, TX 77901

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.

FILE NO. 8493
FILE NO. _____
County Clerk, Victoria County, Texas

FILED
Bessie Sepulveda
2013 DEC 17 PM 12:13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

WHEREAS, by Deed of Trust dated November 11, 1993, Ray W. Hanys, Jr. conveyed to O. F. Jones, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot No. Eight (8), in Block One (1), Meadowview Subdivision, in Victoria, Texas, as recorded in Volume 324, at Page 332, of the Deed Records of Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$19,500.00 executed by Ray Hanys, Jr., and made payable to the order of David B. Cullins (herein the "Note"), which such Deed of Trust is recorded in Volume 87, Page 166 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of O. F. Jones, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; 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, January 7, 2013 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, (being), to the highest bidder. The time at which the sale will begin will be 1:00 p.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 or substitute trustee, as the case may be, 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 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 17 day of December, 2013.

A handwritten signature in black ink, appearing to read "Jake L. Srp", is written over a horizontal line.

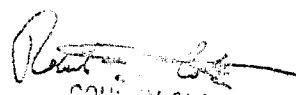
Jake L. Srp, Substitute Trustee
101 W. Goodwin, Suite 700, Victoria, Texas 77901
Zip code of Property: 77902

FILED 35
2013 DEC 17 PM 12:47

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/13/2003
Grantor(s): TERRI MARETH, AN UNMARRIED PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NEW FREEDOM MORTGAGE CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$47,136.00
Recording Information: Instrument 200304505
Property County: Victoria
Property:


COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEING ALL OF LOT NO. EIGHT (8), IN BLOCK NO. THREE (3), OF TEMPLE HEIGHTS SUBDIVISION SECTION II, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 22, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 2205 EAST MISTLETOE AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of January, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act
Substitute Trustee Address: 14841 North Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry 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 By: [Signature]
2013 DEC 17 PM 12:51 [Signature]

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 06/21/2011
Grantor(s): AMANDA GAIL OLGUIN, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$53,605.00
Recording Information: Instrument 201106435
Property County: Victoria
Property:

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER ONE (1), OF TIFFANY PLACE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 329 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Reported Address: 89 TIFFANY 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, 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 7th day of January, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry 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.

[Signature]

FILED
2013 DEC 17 PM 12:53

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/16/2008
Grantor(s): JUAN ROSALEZ JR, A MARRIED PERSON AND HILLARY A ROSALEZ
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$102,294.00
Recording Information: Instrument 200805793
Property County: Victoria
Property:

[Signature]
JUAN ROSALEZ
COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER NINE (9), OF BON-AIRE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 245, PAGE 581, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 1706 E PARK AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of January, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

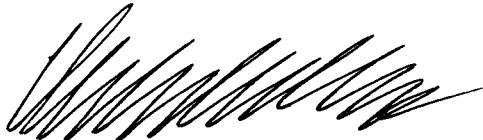
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry 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.



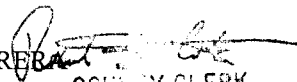
FILED 43
Stefano

2013 DEC 17 PM 12:55

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/24/2002
Grantor(s): DONALD HERRERA AND SPOUSE, MELIDA HERRERA
Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal: \$54,000.00
Recording Information: Instrument 200201205
Property County: Victoria
Property:


COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF HILLSHIRE ADDITION, IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 82 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Reported Address: 640 HILL ROAD, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: 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 7th day of January, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Robert Henry 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.



Joe David Garcia and Velma Garcia
3106 Gayle Drive
Victoria, Texas 77901
Our file #0913-221F

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 12, 2000, Joe David Garcia and Velma Garcia executed a Deed of Trust conveying to Tommy Adams, a Trustee, the Real Estate hereinafter described, to secure Legend Financial Group, Inc., dba Express Equities Corp., a Texas Corporation, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument number 200012758 in the Real Property Records of Victoria County, Texas; and

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

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

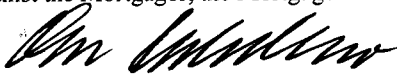
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 7, 2014, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11am and not later than 2pm and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

BEING ALL OF LOT NO. TWENTY-SIX (26), IN BLOCK NO. SIX (6), OF MAYFAIR TERRACE SECTION I, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 23, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank as Trustee for SASCO Series 2005-RF6. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067.

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



Oscar Caballero, Substitute Trustee, or
Donna Caballero, Successor Substitute Trustee

2013 DEC 17 PM 12:57



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

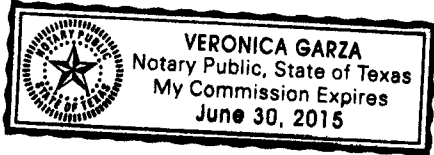
Acknowledgment

State of Texas }
County of Karnes }

This instrument was acknowledged before me on December 17, 2014, by
Oscar Caballero.

[Notary Seal]

Veronica Garza
Notary Public's Signature



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County Deed of Trust:

Dated: July 11, 2003

Amount: \$75,000.00

Grantor(s): STEVEN SVETLIK and VINETA ANTHONY-SVETLIK

Original Mortgagee: HOUSEHOLD FINANCE CORPORATION III

Current Mortgagee: HSBC BANK, USA, N.A.

Mortgagee Address: HSBC BANK, USA, N.A., 961 Weigel Drive, Elmhurst, IL 60126

Recording Information: Document No. 200310439

Legal Description: SEE ATTACHED ADDENDUM A

WHEREAS, said lien was assumed by VINETA SVETLIK and secured by Deed of Trust to Secure Assumption dated June 29, 2006, and recorded in the office of the County Clerk under File No. 200609538, Victoria County, Texas. WHEREAS, AN ORDER TO PROCEED WITH EXPEDITED FORECLOSURE UNDER TEX. RULE CIVIL PROCEDURE 736 WAS ENTERED ON OCTOBER 7, 2013 UNDER CAUSE NO. 13-7-75018-B IN THE 135TH JUDICIAL DISTRICT COURT OF VICTORIA COUNTY, TEXAS.

Date of Sale: January 7, 2014 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.

OSCAR CABALLERO ORDONNA CABALLERO 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.

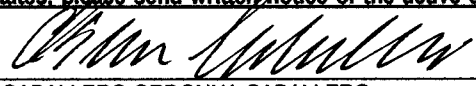
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2013-006975


OSCAR CABALLERO ORDONNA CABALLERO
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039


FILED
Stephanie
2013 DEC 17 PM 12:59

COUNTY CLERK
VICTORIA COUNTY, TEXAS

Exhibit "A"

BEING LOT NUMBER FIFTY FOUR (54) IN BLOCK NUMBER TWO (2) OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2 AT PAGE 54 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

SUBJECT TO RESTRICTIONS RUNNING WITH THE LAND RECORDED IN VOLUME 539 AT PAGES 513. ET SEQ. OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

SUBJECT TO THAT CERTAIN ROYALTY RESERVATION RESERVED BY H.L. BOYCE ET UX., IN THAT CERTAIN DEED TO GROVER N. WEST, RECORDED IN VOLUME 392 AT PAGE 219 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

SUBJECT TO A 5' UTILITY EASEMENT ACROSS THE REAR OF THE PROPERTY HEREIN COVERED AND AS SHOWN BY THE MAP AND PLAT OF RECORD IN VOLUME 2, AT PAGE 54, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by LOUIS G. TANGUMA and wife, MARY O. TANGUMA of Victoria County, Texas, dated March 27, 2009, and duly recorded in Instrument No. 200903850, of the Official Records of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, January 7, 2014, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:


BEING Lot No. 12, Block No. 8, of MAYFAIR TERRACE, SECTION I, a subdivision in the City of Victoria, Victoria County, Texas, according to the established map and plat of said subdivision recorded in Volume 3, Page 21, and Volume 3, Page 23, Map and Plat Records of Victoria County, Texas;

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

NOTICE

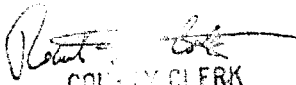
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Executed this 17th day of December, 2013.



HOWARD R. MAREK, Trustee
203 N. Liberty
Victoria, Texas 77901
361-573-5500 Telephone
361-570-2184 Facsimile

FILED
Belinda Smith, notary
2013 DEC 17 PM 1:02



COUNTY CLERK
VICTORIA COUNTY, TEXAS