

FILE No. 8519
County Clerk, Victoria County, Texas

FILED
by Ronnie Orsak Dymity
2014 JAN 28 AM 8:59

NOTICE OF FORECLOSURE SALE

VICTORIA COUNTY, TEXAS

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

BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER THREE (3), OF BROWNSON TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 54 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 12/06/2004 and recorded in Document 200416940 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: 03/04/2014

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.

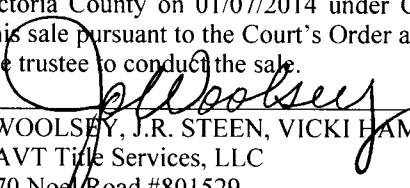
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 CINDY BUZEK STASTNY AND JAMES A. STASTNY, provides that it secures the payment of the indebtedness in the original principal amount of \$67,950.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, for Pooling and Servicing Agreement for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-through Certificates, Series 2005-RP3, Dated as of November 1, 2005 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 Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, for Pooling and Servicing Agreement for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-through Certificates, Series 2005-RP3, Dated as of November 1, 2005 obtained a Home Equity Foreclosure Order from the 24th District Court of Victoria County on 01/07/2014 under Cause No. 13-11-75609-A. 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, J.R. STEEN, VICKI HAMMONDS OR W.L. LAREW
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

12-000690-670
2308 COLLEGE 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE No. 8520
County Clerk, Victoria County, Texas

VICTORIA County Deed of Trust:

Dated: June 30, 1999

Amount: \$49,500.00

Grantor(s): DOROTHY RIOJAS, GEORGE RIOJAS and SYLVIA RIOJAS

Original Mortgagee: SOUTHERN CAPITAL CORP. PROFIT SHARING PLAN

Current Mortgagee: CITIMORTGAGE, INC.

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

Recording Information: Document No. 199908847

Legal Description: BEING LOT NUMBER TEN (10), IN BLOCK NUMBER ONE (1), OF COLLEGE HEIGHTS, 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 5, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED
by Ronnie Orsak Deputy
2014 JAN 30 AM 11:49

Ronnie Orsak
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date of Sale: March 4, 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: 2013-005357

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

FILED

Notice of Trustee's Sale

Date: February 4, 2014

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated December 1, 2009, from Maker, Ms. Tiffany Vargas to Payee, BP-Residential, L.L.C., in the original principal amount of \$57,000.00

Deed of Trust

Date: December 1, 2009

Recording Information: Filed on December 16, 2009, and recorded under document number 200913476 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Tiffany Vargas

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Thirteen (13), in Block Number One (1), of Ed Slotnick Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 2, Page 70, of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): March 4, 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.

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

2014 FEB - 4 PM 4:18
By *John Williams*
Deputy
VIC
COUNTY CLERK
VICTORIA COUNTY TEXAS

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 Trustee's Sale

FILED
By John W. Shaver
Deputy
2014 FEB 18 PM 6:18

Date: February 4, 2014

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated March 5, 2013, from Maker, Mr. David Guerrero to Payee, BP-Residential, L.L.C., in the original principal amount of \$111,000.00

Deed of Trust

Date: March 5, 2013

Recording Information: Filed on March 13, 2013, and recorded under document number 201303081 Official Public Records of VICTORIA County, Texas

Grantor: Mr. David Guerrero

Trustee: Stephen A. Beal

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

Property: BEING a two (2) acre tract of land, more or less, out of Farm Lot No. One (1), Block No. Three (3), Range No Four (4), EAST BELOW TOWN in the Original Four League Grant to the Town Of Victoria, Victoria County, Texas.

Date of Sale (first Tuesday of month): March 4, 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.

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 Trustee's Sale

Date: February 4, 2014

By John Williams
2014 FEB 10 PM 1:19

Trustee: Stephen A. Beal

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

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VICTORIA COUNTY TEXAS

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

Obligation: Real Estate Lien Note dated November 20, 2012, from Maker, Mr. Victor O. Mata Carranza, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$114,000.00

Deed of Trust

Date: November 20, 2012

Recording Information: Filed on November 20, 2012, and recorded under document number 201213158 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Victor O. Mata Carranza Ms. Priscilla M. Mata

Trustee: Stephen A. Beal

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

Property: BEING Lot Number One(1), in Block Number Six (6), of MEADOWMERE 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 309, Page 530 of the Deed Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

SAVE AND EXCEPT: BEING a 871 square foot tract out of Lot Number One (1), in Block Number Six (6), of MEADOWMERE ADDITION, an addition to the City of Victoria, Victoria County, Texas, and described by metes and bounds in deed, dated 2-2-2006, executed by Betty Brooks Foil to City of Victoria and recorded at Official Records Instrument No. 200602301 in the office of the Victoria County Clerk.

Date of Sale (first Tuesday of month): March 4, 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.

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.

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STEPHEN A. BEAL, TRUSTEE

Notice of Trustee's Sale

FILED
By *Joh. William Deputy*
2014 FEB - 4 PM 6:19

Date: February 4, 2014

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated May 30, 2013, from Maker, Ms. Margarita Trevino and Mr. Hector G. Trevino to Payee, BP-Residential, L.L.C., in the original principal amount of \$91,000.00

Deed of Trust

Date: May 30, 2013

Recording Information: Filed on June 5, 2013, and recorded under document number 201306806 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Margarita Trevino and Mr. Hector G. Trevino

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Five (5), in Block Number Five (5), of RED RIVER HEIGHTS SECTION III, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 9 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): March 4, 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.

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.

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STEPHEN A. BEAL, TRUSTEE

Notice of Trustee's Sale

Big John Williams
Deputy
2014 FEB 11 PM 4:20

Date: February 4, 2014

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated July 1, 2009, from Maker, Tammy Brown and Lenard Brown to Payee, BP-Residential, L.L.C., in the original principal amount of \$46,700.00

Deed of Trust

Date: July 1, 2009

Recording Information: Filed on July 27, 2009, and recorded under document number 200908097 Official Public Records of VICTORIA County, Texas

Grantor: Tammy Brown and Lenard Brown

Trustee: Stephen A. Beal

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

Property: BEING a 0.225 of an acre of land, more or less, being situated in Farm Lot No. One (1), in Block No. Two (2), Range Seven (7), East Above Town in the Original Four League Grant, to the Town of Victoria, Victoria County, Texas, more particularly described by metes and bounds on Exhibit "A", attached hereto and made a part hereof, a/k/a 1202 Julius, Victoria, Texas

Date of Sale (first Tuesday of month): March 4, 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.

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COUNTY
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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.

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STEPHEN A. BEAL, TRUSTEE

EXHIBIT A

0.225 of an acre of land, more or less, being situated in Farm Lot No. One (1), Block Two (2), Range Seven (7), East above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being a portion of that 3.35 acre tract of land conveyed to C. R. Callis by deed from Sim Mike, et ux dated June 27, 1955 and duly recorded in Volume 402, page 15, of the Deed Records of Victoria County, Texas; the same being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake in the East line of said Callis 3.35 acre tract of land, the same being North 06° 17' West a distance of 597.0 feet from an iron stake at the Southeast corner of said Callis 3.35 acre tract of land being the Southeast corner of said Callis 3.35 acre tract being North 85° 01' East a distance of 498.4 feet from the Southwest corner of said Farm Lot No. 1;

THENCE South 85° 01' West a distance of 90.0 feet parallel to the East line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE North 06° 17' West a distance of 90.0 feet parallel to the East line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE North 85° 01' East a distance of 109.0 feet parallel to the South line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE South 06° 17' East a distance of 90.0 feet along the East line of said Callis 3.35 acre tract of land to the PLACE OF BEGINNING, containing 0.225 acres of land, more or less. Known as Lots 28 and 29.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

W. D. Hoover

2009 JUL 27 01:49 PM 200908097
COUNTY CLERK

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: April 01, 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 18, 2006 and recorded in Document CLERK'S FILE NO. 200606806 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201300775 real property records of VICTORIA County, Texas, with JACKEY HERRERA AND PHYLCIA HOBICK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

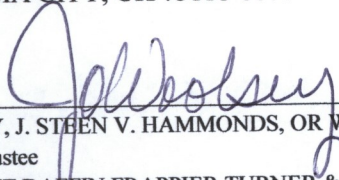
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACKEY HERRERA AND PHYLCIA HOBICK, securing the payment of the indebtednesses in the original principal amount of \$74,874.00, and obligations therein described including but not limited to the promissory note and all modifications, 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

FILED

2014 FEB 10 PM 1:19


COUNTY CLERK
VICTORIA COUNTY, TEXAS
by Don Nyak - Deputy



NOS0000004161527

EXHIBIT "A"

BEING A 0.2679 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO PEREZ GRANT, ABSTRACT 93, VICTORIA COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED AS 0.258 ACRES AS CONVEYED FROM SOUTH TEXAS SAVINGS ASSOCIATION TO DAVID B. LUMPKINS, ET UX ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1394 PAGE 459 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.2679 ACRE TRACT OF LAND BEING FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE CURVING NORTHWESTERLY RIGHT-OF-WAY LINE OF FARM-TO-MARKET HIGHWAY NO. 616 (90' R.O.W.), SAID IRON PIPE MARKING EAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF THAT CERTAIN 0.258 ACRE TRACT OF LAND DESCRIBED AS TRACT II AS CONVEYED FROM THOMAS B. CANN, ET UX TO GLENN ANDREW COLEMAN, ET UX ACCORDING TO INSTRUMENT NO. 199904272 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, ALONG SAID CURVING TO THE RIGHT, HAVING A RADIUS THAT BEARS NORTH 46 DEG. 40' 09" WEST, 910.00 FEET, AN INTERIOR ANGLE 04 DEG. 56' 47", CHORD BEARS SOUTH 45 DEG. 48' 15" WEST, 78.54 FEET, FOR AN ARC LENGTH OF 78.56 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE EAST CORNER OF THAT CERTAIN 0.63 ACRE TRACT OF LAND AS CONVEYED FROM DAVID C. NITSCHKE, ET UX TO JOHN MENDEZ, ET UX ACCORDING TO INSTRUMENT NO. 200401295 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, NORTH 35 DEG. 25' 00" WEST, (BASIS OF BEARING) ALONG THE COMMON LINE OF SAID 0.63 ACRE TRACT, A DISTANCE OF 150.00 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING A SOUTHWESTERLY CORNER OF THAT CERTAIN 2.2388 ACRE TRACT OF LAND AS CONVEYED FROM GLENN. A. COLEMAN, ET UX TO CURTIS GRIGGS, ET UX ACCORDING TO INSTRUMENT NO. 199812674 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, NORTH 39 DEG. 33' 01" EAST (N 39 DEG. 48' E, 77.5 FEET - DEED CALL), ALONG THE COMMON LINE OF SAID 2.2388 ACRE TRACT, A DISTANCE OF 77.50 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WEST CORNER OF THE SAID COLEMAN 0.258 ACRE TRACT;

THENCE, SOUTH 36 DEG. 25' 56" EAST (S 35 DEG. 25' E, 150.0 FEET - DEED CALL), ALONG THE COMMON LINE OF SAID 0.258 ACRE TRACT, A DISTANCE OF 156.26 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.2679 ACRE TRACT OF LAND, MORE OR LESS.

ALL SET 5/8 INCH DIAMETER STEEL REBAR MARKED WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC."

BEARINGS ARE BASED ON BEARINGS OF RECORD RECORDED IN VOLUME 1394, PAGE 459 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS



NOS0000004161527

Notice of Trustee's Sale

FILED

Date: February 10, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 05/10/2013, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

2014 FEB 11 AM 10:51
by Don Nyak - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust: Deed of Trust dated 05/10/2013, executed by Lionel James Russell and Esther M. Russell to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201306024 of the Official Public Records of Victoria County, Texas

Property: (Tract 31) A 5.035 acre tract in the Indianola Railroad Company Survey No. 9, A-190, Victoria County, Texas.

Date of Sale (first Tuesday of month): March 4, 2014

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

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

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



Clay E. Morgan

Exhibit A

DALE L. OLSON

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

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

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

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

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

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

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

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

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

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

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

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

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

Dale L. Olson

Reg. Pro. Land Surveyor 1753

Order #: 116211-31

Michael D. Olson

Reg. Pro. Land Surveyor 5386

Date Created: 12/13/11

FILE No. 8528
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

Date: February 10, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 05/22/2013, in the original principal amount of \$41,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 05/22/2013, executed by Reynaldo Trevino, Jr. to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201306268 of the Official Public Records of Victoria County, Texas

Property: (Tract 64) A 5.041 Acre tract in the Indianola Railroad Company Survey No. 9, A-190 and the Day Land & Cattle Company Survey, A-477 in Victoria County, Texas.

Date of Sale (first Tuesday of month): March 4, 2014

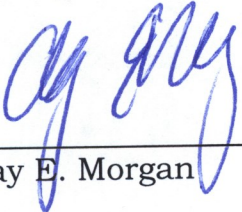
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

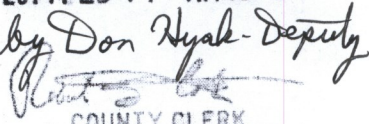
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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



Clay E. Morgan

2014 FEB 11 AM 10:51

by Don Nyak-Deputy


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Exhibit A

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 64, A 5.041 ACRE TRACT IN THE DAY LAND & CATTLE COMPANY SURVEY, AND INDIANOLA RAILROAD CO. SURVEY NO. 9, IN VICTORIA COUNTY, TEXAS.

BEING a 5.041 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, and Day Land & Cattle Company Survey, A-477, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

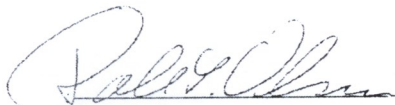
THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1094.76 feet to a 5/8 inch iron rod set; N 44 deg. 39 min. 10 sec. E, 1788.99 feet to a 5/8 inch iron rod set; S 51 deg. 23 min. 55 sec. E, 969.26 feet to a 5/8 inch iron rod set in the center of a cul-de-sac, for the POINT OF BEGINNING, the north corner of this tract.

THENCE S 53 deg. 22 min. 34 sec. E, at 60.00 feet pass a 5/8 inch iron rod Set for Reference, 453.38 feet in all to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 363.02 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 81 deg. 14 min. 38 sec. W, 515.24 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 36 deg. 49 min. 27 sec. E, at 543.86 feet pass a 5/8 inch iron rod Set for Reference, 603.86 feet in all to the POINT OF BEGINNING, containing 5.041 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-64

Date Created: 01-28-13

FILE No. 8529
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

Date: February 10, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 07/12/2013, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

2014 FEB 11 AM 10:51

by Don Nyak Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust: Deed of Trust dated 07/12/2013, executed by Terry Guillory and Susan Guillory to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201308646 of the Official Public Records of Victoria County, Texas

Property: (Tract 27) a 5.024 acre tract of land in the Indianola Railroad Company Survey No. 9, A-190 in Victoria County, Texas.

Date of Sale (first Tuesday of month): March 4, 2014

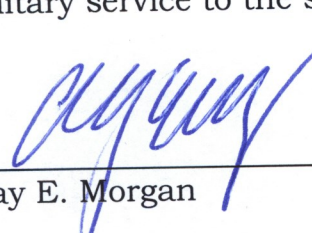
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

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

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



Clay E. Morgan

Exhibit "A"

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 27, A 5.024 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.024 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

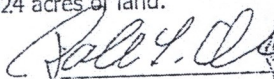
THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 842.41 feet to a 60d nail set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

THENCE continuing with the center of said easement, N 01 deg. 58 min. 01 sec. W, 235.30 feet to a 60d nail set for the northwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

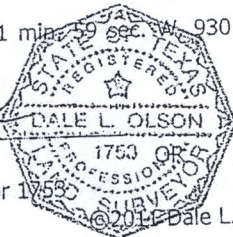
THENCE N 88 deg. 01 min. 59 sec. E, 930.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 01 deg. 58 min. 01 sec. E, 235.30 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE S 88 deg. 01 min. 59 sec. W, 930.00 feet to the POINT OF BEGINNING, containing 5.024 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1758



Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2011 Dale L. Olson Surveying Co.

Date Created:12/13/11

Order #: 116211-27

FILE No. 8530
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

Date: February 10, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/29/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/29/2012, executed by Joaquin Saenz and Rosa Saenz to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201212321 of the Official Public Records of Victoria County, Texas.

Property: (Tract 24) a 5.057 acre tract of land in the Indianola Railroad Company Survey No. 9, Abstract 190, Victoria County, Texas.

Date of Sale (first Tuesday of month): March 4, 2014

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

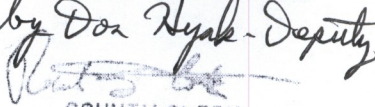
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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



Clay E. Morgan

2014 FEB 11 AM 10:52

by Don Nyak - Deputy


COUNTY CLERK
VICTORIA COUNTY, TEXAS

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 24, A 5.057 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.057 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

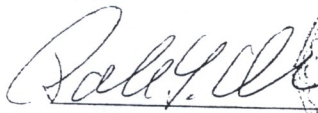
THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 4614.86 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod set in the north line of said easement bears N 01 deg. 58 min. 01 sec. W, 30.70 feet.

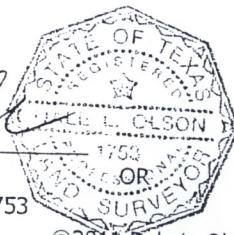
THENCE continuing with the south line of the 510.086 acre tract and center of said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, 526.79 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement for the southwest corner of this tract, from which a 5/8 inch iron rod Set for Reference bears N 49 deg. 09 min. 20 sec. E, 38.54 feet.

THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 372.01 feet to a 60d nail set for the northwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

THENCE N 88 deg. 01 min. 59 sec. E, 514.80 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 01 deg. 58 min. 01 sec. E, 483.74 feet to the POINT OF BEGINNING, containing 5.057 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 116211-24

©2011 Dale L. Olson Surveying Co.

Date Created: 12/02/11

12-0043203
1106 E BRAZOS STREET, VICTORIA, TX 77901

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date: September 7, 2006
Grantor(s)/Mortgagor (s): DEBRA WINTON, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
Current Mortgagee: BANK OF AMERICA, N.A.
Recorded on: September 8, 2006
Property County: Victoria
As Clerk's File No.: 200612013
Re-Recorded: N/A
Mortgage Servicer: Bank of America, N.A.

Legal Description: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER ONE HUNDRED EIGHTEEN (118), OF NORTH HEIGHTS, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 59, PAGE 294 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: March 04, 2014
Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

ACTIVE MILITARY SERVICE NOTICE

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

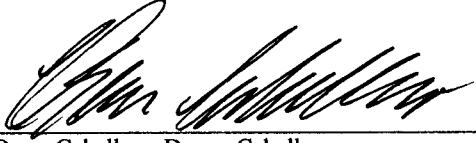
Bank of America, N.A. is acting as the Mortgage Servicer for BANK OF AMERICA, N.A., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Bank of America, N.A., as the Mortgage Servicer, is representing the Mortgagee, whose address is 400 National Way SIMI VALLEY, CA 93065.

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

Dated: 2-11-14

FILED BS
2014 FEB 11 PM 1:38

COUNTY CLERK
VICTORIA COUNTY, TEXAS


Oscar Caballero, Donna Caballero
or RECONTRUST COMPANY, N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
7105 Corporate Drive, Mail Stop: TX2-973-03-19,
Plano, TX 75024-9818



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/15/2003
Grantor(s): GREG VARGAS III AND SPOUSE, CHRISTINE VARGAS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$56,949.00
Recording Information: Instrument 200313486
Property County: Victoria
Property: BEING LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER THREE (3), OF MAYFAIR SUBDIVISION SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 18 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 3307 WILDWOOD STREET, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: CitiMortgage, Inc.
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiMortgage, Inc.
Mortgage Servicer Address: 14700 Citicorp Dr, Hagerstown, MD 21742

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of March, 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, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,
Buckley Madole, P.C. 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 12/06/2011
Grantor(s): ENRIQUE CAMARILLO AND REBECCA CAMARILLO, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR WOLFE FINANCIAL, INC. DBA INTEGRITY MORTGAGE
GROUP, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$60,686.00
Recording Information: Instrument 201112274
Property County: Victoria
Property:

BEING A 0.894 ACRE TRACT OF LAND AND BEING A PORTION OF LOT ONE (1), BLOCK ONE (1), NOAH'S ARK CHILD CARE SUBDIVISION ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, PAGE 67B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED AS 0.912 ACRE AS CONVEYED BY MICHAEL G. PERKINS, ET AL TO JENNIFER L. GREEN ACCORDING TO INSTRUMENT # 200402613 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 0.894 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 FEET DIAMETER STEEL REBAR SET TO MARK THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, AT THE COMMON CORNER OF SAID 0.912 ACRE TRACT OF LAND AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.0157 ACRE AS CONVEYED BY JENNIFER L. GREEN TO THE CITY OF VICTORIA ACCORDING TO INSTRUMENT #200602298 OF THE OFFICIAL RECORDS OF SAID COUNTY, IN THE WEST LINE OF THE REMAINDER OF SAID LOT 1, IN THE SOUTH RIGHT-OF-WAY LINE OF E. LONE TREE ROAD (R.O.W. VARIES);

THENCE, SOUTH 05 DEG. 00'00" EAST, ALONG THE COMMON LINE OF SAID GREEN TRACT OF LAND AND THE REMAINDER OF SAID LOT 1, A DISTANCE OF 201.69 FEET (S 05 DEG. 00'00" E, 206.47', RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID GREEN TRACT OF LAND AND THE REMAINDER OF SAID LOT 1, IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CHUNG HO LIU ACCORDING TO INSTRUMENT # 200707896 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, SOUTH 85 DEG. 00'00" WEST, ALONG THE COMMON LINE OF SAID LIU TRACT OF LAND, A DISTANCE OF 47.81 FEET (S 85 DEG. 00'00" W, 46.95', RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK AN INTERIOR CORNER OF SAID GREEN TRACT OF LAND AND THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 04 DEG. 02'33" WEST, ALONG THE COMMON LINE OF SAID LIU TRACT OF LAND, A DISTANCE OF 117.81 FEET (S 04 DEG. 02'33" W, 117.86', RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE SOUTHEAST CORNER OF SAID GREEN TRACT OF LAND AND THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 86 DEG. 08'11" WEST, ALONG THE SOUTH LINE OF SAID GREEN TRACT OF LAND, A DISTANCE OF 90.92 FEET (S 85 DEG. 47' 19" W, 90.97', RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE SOUTHWEST CORNER OF SAID GREEN TRACT OF LAND AND THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 02 DEG. 14'25" EAST, ALONG THE WEST LINE OF SAID GREEN TRACT OF LAND, A DISTANCE OF 115.75 FEET (N 01 DEG. 49' 39" E, 115.97', RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID GREEN TRACT OF LAND AND THAT CERTAIN TRACT OF LAND KNOWN AS LOT 2, BLOCK 1 OF NOAH'S ARK CHILD CARE SUBDIVISION NO. 1, RESUBDIVISION NO. 1, ACCORDING TO INSTRUMENT RECORDED IN VOLUME 8, PAGE 101B OF THE PLAT RECORDS OF SAID COUNTY;

THENCE, NORTH 03 DEG. 29'00" WEST, ALONG SAID LOT 2, A DISTANCE OF 198.98 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, IN THE AFORESAID RIGHT-OF-WAY LINE OF E. LONE TREE ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE RIGHT, RADIUS = 506.39', CHORD BEARS NORTH 82 DEG. 06'22" EAST, 53.68', FOR AN ARC DISTANCE OF 53.71 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET;

THENCE, NORTH 85 DEG. 08'49" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 83.76 FEET (S 85 DEG. 00'01" W, 83.75', RECORD) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.894 ACRE TRACT OF LAND, MORE OR LESS.

Reported Address: 1805 LONE TREE RD, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, N.A.

Mortgage Servicer: JPMorgan Chase Bank, N.A.

Current Beneficiary: JPMorgan Chase Bank, N.A.

Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of March, 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, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

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

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

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

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

Very truly yours,

Buckley Madole, P.C.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Frankly
FILED

2014 FEB 11 PM 1:47

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

VICTORIA County Deed of Trust:

Dated: December 21, 2011

Amount: \$45,000.00

Grantor(s): KATHLEEN M BARRERA

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

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

Recording Information: Document No. 201112810

Legal Description: BEING LOT NUMBER THIRTY FOUR (34), IN BLOCK NUMBER THREE (3), OF ARILINE TERRACE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 2 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: March 4, 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: 2013-012211

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

FILE No. 8535
County Clerk, Victoria County, Texas

FILED

2014 FEB 11 PM 3:19

by Don Hyak - Deputy
COURTY CLERK
VICTORIA COUNTY TEXAS

Notice of Trustee's Sale

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

Date: February 11, 2014

Trustee: Sylvester Ramos
506 E Ash, Apt. A
Victoria, TX 77901

Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Deed of Trust

Date: April 30, 2010

Grantor: Jonathan Alejandro Fraire and Loren Mashea Fraire
608 Rosebud
Victoria, TX 77901

Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Recording information: County Clerk No. 201004036, Victoria County, Texas

Property:

608 E. Rosebud: BEING Lot Number Seven (7), in Block Number Seven (7) of CRESTWOOD SOUTH SUBDIVISOIN, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 298, Page 367 of the Deed Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

County: Victoria County, Texas

Date of Sale: March 4, 2014

Time of Sale: 12:30 PM

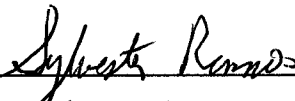
Place of Sale: Area in front of the east door of the Victoria County Courthouse building located at 115 North Bridge Street, Victoria, Texas.

Lender has appointed **Sylvester Ramos** as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

NOTICE

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



Sylvester Ramos,
Substitute Trustee