

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MIGUEL HERNANDEZ, JR., of Victoria County, Texas, dated August 1, 1998, and duly recorded at #199908233 of the Official Records Instrument 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, July ²~~9~~, 2013, (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:


Lots 18, Block 10, of SHADY OAKS SUBDIVISION, SECTION V, according to the established map or plat of said subdivision recorded in the Map or 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.

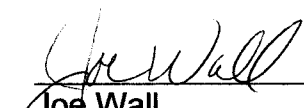
EXECUTED this 24 day of May ²⁰¹³ 2003.

FILED

2013 MAY 24 PM 12:59


COUNTY CLERK
VICTORIA COUNTY, TEXAS

by Don Hyde - Deputy



Joe Wall
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.

FILED
By Ronnie Orsak Deputy
2013 MAY 24 PM 2:18

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

Date: July 02, 2013

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.

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 October 14, 2003 and recorded in Document CLERK'S FILE NO. 200315105 real property records of VICTORIA County, Texas, with THOMAS D THORNTON, grantor(s) and FIRSTCAPITAL BANK, SSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS D THORNTON, securing the payment of the indebtednesses in the original principal amount of \$41,325.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER FIVE (5), OF INWOOD TERRACE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 59, 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
3950 REGENT BLVD
IRVING, TX 75063

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.

FILED
By Ronnie Orsak Deputy
2013 MAY 24 PM 2:19

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

Date: July 02, 2013

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.

[Signature]
VICTORIA 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 November 25, 2008 and recorded in Document CLERK'S FILE NO. 200813910 real property records of VICTORIA County, Texas, with STEPHEN GASPERINI, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHEN GASPERINI, securing the payment of the indebtednesses in the original principal amount of \$63,166.00, 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 FORTY THREE (43), IN BLOCK NUMBER FIVE (5), OF INWOOD TERRACE, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 59, 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. 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

[Signature: J. Woolsey]

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.

FILED
by Ronnie Orsak Deputy
2013 MAY 24 PM 2:19

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

Date: July 02, 2013

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.

[Signature]
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 August 26, 2010 and recorded in Document CLERK'S FILE NO. 201008353 real property records of VICTORIA County, Texas, with DONALD R EASLEY AND MARGARET L EASLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DONALD R EASLEY AND MARGARET L EASLEY, securing the payment of the indebtednesses in the original principal amount of \$97,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1) OF REGENCY SQUARE TOWNHOME SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 6, PAGE 79, 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

[Signature]

J. WOOLSEY, J. STEEN V. HAMMONDS, OR W. L. AREW
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.

FILED
Ly Ronnie Ansel Deputy
2013 MAY 24 PM 2:19

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

Date: July 02, 2013

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.

Pat [Signature]
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 26, 1999 and recorded in Document CLERK'S FILE NO. 199901495 real property records of VICTORIA County, Texas, with NORMA J. CAMERON AND DUNCAN J. CAMERON, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NORMA J. CAMERON AND DUNCAN J. CAMERON, securing the payment of the indebtednesses in the original principal amount of \$75,256.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2002-1 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 SIX (6), IN BLOCK NUMBER FOUR (4), OF FLEETWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 28, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE 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.
ONE HOME CAMPUS
DES MOINES, IA 50328

J. Woolsey

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



NOS20130058300072

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.

FILED
by Ronnie Onsal Deputy
2013 MAY 24 PM 2:19

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

Date: July 02, 2013

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.


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 30, 2009 and recorded in Document CLERK'S FILE NO. 200901370 real property records of VICTORIA County, Texas, with VECHO F. SEMILLA AND ELEANOR SEMILLA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

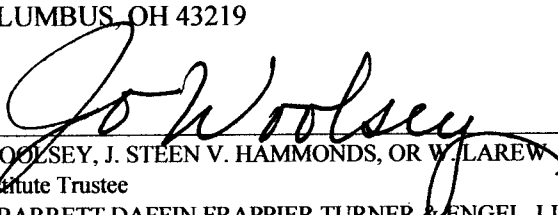
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VECHO F. SEMILLA AND ELEANOR SEMILLA, securing the payment of the indebtednesses in the original principal amount of \$262,950.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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 SEVEN-R (7-R), IN BLOCK NUMBER ONE (1), OF SILVERADO RESUBDIVISION NO. 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 8, AT PAGE 161C-D 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. 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 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

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



NOS20130187402207

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

June 5th, 2013

NOTE:

Date: March 13, 1995
Makers: Jeffrey Keith Bednorz
and Sharon Allen Bednorz
Payee: First Victoria National Bank
Original principal amount: \$92,000.00

DUY FILED
Stephanie [Signature]
2013 JUN -5 PM 1:35
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST:

Date: March 13, 1995
Grantors: Jeffrey Keith Bednorz and Sharon Allen Bednorz
Trustee: Bernice K. Brown
Beneficiary: First Victoria National Bank
Recording data: Recorded under Clerk's File No. 2165 in the Real Property Records of Victoria County, Texas.

LENDER: First Victoria National Bank

BORROWERS: Jeffrey Keith Bednorz and Sharon Allen Bednorz

PROPERTY: Tract 1: being a 5.23-acre portion of the Valentine Garcia Grant, Abstract 45, Victoria County, Texas, and being a tract out of the northwest portion of that 19.67-acre tract that was conveyed to La Vernia F. Charbula from Emma L. Franz, a widow, et al. dated June 23, 1982 and recorded in Volume 1152, Page 902 of the Deed Records of Victoria County, Texas; and

Tract 2: being a 4.44-acre tract of land out of the Valentine Garcia Grant, Abstract 45, Victoria County, Texas and being a tract out of the 19.67-acre tract that was conveyed to La Vernia F. Charbula from Emma L. Franz, a widow, et al. dated June 23, 1982 and recorded in Volume 1152, Page 902 of the Deed Records of Victoria County, Texas.

SUBSTITUTE TRUSTEES: Jeffrey D. Stewart
James E. Cuellar
Adam R. Swonke
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

Pete Mitchell
2610 East Common Street
New Braunfels, Texas 78130
(830) 629-8970

Mark Stewart
101 South Main Street
Victoria, Texas 77902
(361) 788-4814

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

July 2, 2013, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Area in front of east door of courthouse facing North Bridge Street. The Victoria County Courthouse is located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901.

Defaults have occurred in the payment of the Notes and in the performance of the obligations of the Deed of Trust which secures the Notes. Because of such default, Lender, the holder of the Notes, has requested the Substitute Trustee to sell the Property.

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.

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 by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.



Mark Stewart
Substitute Trustee

FILED

Notice of Trustee's Sale

Date: June 4, 2013

Trustee: Stephen A. Beal

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

2013 JUN -5 PM 4:43
By *John Wilkin*
Deputy
John Wilkin
COUNTY CLERK
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 and Ms. Priscilla M. Mata, 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 and Ms. Priscilla M. Mata, as husband and wife

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): July 2, 2013

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

2013 JUN 10 AM 11:48

By: *Jo Woolsey*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

LOT NUMBER FOUR (4), IN BLOCK NUMBER THIRTEEN (13), OF CIMARRON UNIT 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 5, AT PAGE 39 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/02/2007 and recorded in Document 200700668 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: 07/02/2013

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.

5. **Obligations Secured.** The Deed of Trust executed by PATRICK A NEIGHBORS, provides that it secures the payment of the indebtedness in the original principal amount of \$112,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CMLTI ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC3 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CMLTI ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC3 obtained a Home Equity Foreclosure Order from the 267th District Court of Victoria County on 05/21/2013 under Cause No. 13-3-74599-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, W.L. LAREW
c/o AVT Title Services, LLC
PO Box 801529
Dallas, TX 75380-1529

12-000779-670
216 MAGDALENA DR
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.

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.

FILED

2013 JUN 10 AM 11:52
By: Jerry L. ...
[Signature]

COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: July 02, 2013

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 December 29, 2006 and recorded in Document CLERK'S FILE NO. 200700156 real property records of VICTORIA County, Texas, with MATTHEW JOHN CRAVEN AND BRITTNEY LYNN HIRSCHHAUSER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW JOHN CRAVEN AND BRITTNEY LYNN HIRSCHHAUSER, securing the payment of the indebtednesses in the original principal amount of \$65,472.00, 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 "A" OF BOULEVARD ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 46 OF THE MAP AND 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. 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

[Signature: J. Woolsey]

J. WOOLSEY, STEEN V. HAMMOND, 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.

FILED

2013 JUN 10 AM 11:55

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

Date: July 02, 2013

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.

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS
By *Jenny L. Hulsick*
Deputy

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 30, 2001 and recorded in Document CLERK'S FILE NO. 200114924 real property records of VICTORIA County, Texas, with CURTISS RAY RANDLE AND SYLVIA M. MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CURTISS RAY RANDLE AND SYLVIA M. MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$49,112.00, 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 SEVEN (7), IN BLOCK NUMBER THIRTEEN (13), OF INWOOD TERRACE 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 2, AT PAGE 60 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

[Signature]

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.

FILED

2013 JUN 10 AM 11:58

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: *[Signature]*
Deputy

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

Date: July 02, 2013

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 18, 2008 and recorded in Document CLERK'S FILE NO. 200804429 real property records of VICTORIA County, Texas, with JACKIE J. MODROW AND MATTHEW A. MODROW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACKIE J. MODROW AND MATTHEW A. MODROW, securing the payment of the indebtednesses in the original principal amount of \$213,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION 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 ONE (1), 1 BLOCK NUMBER TWO (2), OF SERENITY ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 77A-B 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. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.
2001 BISHOPS GATE BLVD.
MT. LAUREL, NJ 08054

[Signature]

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.

FILED

2013 JUN 10 PM 12:00
Deputy County Clerk
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: July 02, 2013

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 February 04, 2002 and recorded in Document CLERK'S FILE NO. 200202578 real property records of VICTORIA County, Texas, with TINA DILLARD AND TROY DILLARD, grantor(s) and WELLS FARGO HOME MORTGAGE, INC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TINA DILLARD AND TROY DILLARD, securing the payment of the indebtednesses in the original principal amount of \$109,112.00, 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 is the current mortgage 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.
ONE HOME CAMPUS
DES MOINES, IA 50328

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



EXHIBIT "A"

BEING A 0.85-ACRE PORTION OF THE MANUEL ZEPEDA GRANT, ABSTRACT 128, AND BEING A PORTION OF TRACT 2 OF THE RUDOLPH WEBER ESTATE TRACT, WHICH WAS AWARDED TO W.J. WEBER, AND BEING LOTS 10 AND 11, IN BLOCK 1, MESQUITE GROVE ADDITION (NOT RECORDED), AND THIS 0.85-ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOR THE WEST CORNER OF THE ABOVE MENTIONED TRACT 2, OF THE RUDOLPH WEBER ESTATE TRACT FOR THE WEST CORNER OF LOT 10, SAID CORNER BEING N. 9 DEG. 00' W. A DISTANCE OF 1170.3 FEET FROM A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF TRACT 2 (ALSO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1) IN THE NORTH LINE OF THE OLD GOLIAD ROAD, SAID MONUMENT BEING S. 45 DEG. E. A DISTANCE OF 6558.3 FEET FROM WEST CORNER OF VICTORIA FOUR LEAGUE GRANT AND THE NORTH CORNER OF THE ZEPEDA GRANT S. 81 DEG. W. A DISTANCE OF 5364.3 FEET FROM THE INTERSECTION OF THE NORTHWESTERLY LINE OF THE OLD GOLIAD ROAD WITH THE SOUTHWESTERLY LINE OF VICTORIA FOUR LEAGUE GRANT;

THENCE N. 49 DEG. 53' E. WITH THE NORTHWEST LINE OF TRACT 2 AT 157.1 FEET A ONE-INCH PIPE FOR THE NORTH CORNER OF LOT 10 AND THE WEST CORNER OF LOT 11 AND A TOTAL OF 302.3 FEET TO A ONE-INCH PIPE FOR THE NORTH CORNER OF THIS TRACT, ALSO THE WEST CORNER OF LOT 12;

THENCE S. 40 DEG. 07' E. A DISTANCE OF 150.00 FEET WITH COMMON LINE OF LOT 11 AND 12 TO A ONE-INCH PIPE IN THE NORTHWEST LINE OF MESQUITE DRIVE (RIGHT-OF-WAY WIDTH 55.6 FEET) FOR THE EAST CORNER OF LOT 11, THE EAST CORNER OF THIS TRACT, ALSO THE SOUTH CORNER OF LOT 12;

THENCE S. 49 DEG. 53' W. WITH SOUTHEAST LINE OF LOT 11 AND 10, ALSO THE NORTHWEST LINE OF MESQUITE DRIVE AT 145.2 FEET A ONE-INCH PIPE FOR THE SOUTH CORNER OF LOT 10 AND A TOTAL OF 191.6 FEET TO A ONE-INCH PIPE FOR THE SOUTH CORNER OF LOT 10, THE SOUTH CORNER OF THIS TRACT AND A CORNER OF LOT 9;

THENCE N. 76 DEG. 31' W. A DISTANCE OF 186.2 FEET WITH THE COMMON LINE OF LOTS 9 AND 10 TO THE PLACE OF BEGINNING, CONTAINING 0.85 ACRES OF LAND, LOT 10 IS SUBJECT TO A 5 FOOT UTILITY AND DITCH EASEMENT ALONG ITS SOUTHWESTERLY SIDE ADJACENT TO LOT 9 AND A 5 FOOT UTILITY EASEMENT ALONG ITS NORTHWESTERLY SIDE, LOT 11 IS SUBJECT TO A 5 FOOT UTILITY EASEMENT ALONG ITS NORTHWESTERLY SIDE.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: ANY AND ALL LIENS, RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, IF ANY, RELATING TO THE ABOVE DESCRIBED PROPERTY SHOWN OF RECORD IN THE ABOVE MENTIONED COUNTY AND STATE.



NOS20130058300081

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.

FILED

2013 JUN 10 PM 12:03
By: *Jerry Woolsey, Deputy*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: July 02, 2013

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 11, 2006 and recorded in Document CLERK'S FILE NO. 200604873 real property records of VICTORIA County, Texas, with JAIME MENDOZA, SR. AND VERONICA ZEPEDA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

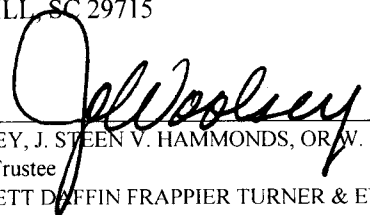
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAIME MENDOZA, SR. AND VERONICA ZEPEDA, securing the payment of the indebtednesses in the original principal amount of \$61,085.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-WMC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2 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 TWELVE (12), IN BLOCK NUMBER SEVEN (7), OF PARKWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 26 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY
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



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.

FILED

2013 JUN 10 PM 12:05
By *[Signature]*
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: July 02, 2013

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 01, 2007 and recorded in Document CLERK'S FILE NO. 200710126 real property records of VICTORIA County, Texas, with MARGARET SUZANNE BARUDAY, grantor(s) and CHASE BANK USA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARGARET SUZANNE BARUDAY, securing the payment of the indebtednesses in the original principal amount of \$115,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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 SIX (26), IN BLOCK NUMBER EIGHT (8), OF BROWNSON TERRACE, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, 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. 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 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

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



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.

FILED

2013 JUN 10 PM 12:07
By: *Jerry Halbrook*
Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: July 02, 2013

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 February 28, 2008 and recorded in Document CLERK'S FILE NO. 200803002 real property records of VICTORIA County, Texas, with LAWRENCE DANIEL HALBROOK, grantor(s) and WAF WORLD ALLIANCE FINANCIAL CORP, mortgagee.

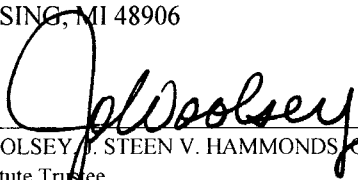
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LAWRENCE DANIEL HALBROOK, securing the payment of the indebtednesses in the original principal amount of \$154,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CHAMPION MORTGAGE COMPANY 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 FIFTEEN (15), IN BLOCK NUMBER SIX (6), OF CEDAR RIDGE ESTATES, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORING TO THE ESTABLISHED MAP AND PLAT RECORD IN VOLUME 5, PAGE 3, 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. CELINK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CELINK
3900 CAPITAL CITY BLVD.
LANSING, MI 48906



J. WOOLSEY, 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

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FILED

2013 JUN 10 PM 12:10
By James L. Hammonds, Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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

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



RECORDING INFORMATION: Instrument Number 200509368, recorded on July 1, 2005 in the Real Property Records of Victoria County, Texas

SECURING: A promissory note (a "Note") number 176-133 dated June 30, 2005 in the original principal amount of \$3,350,000.00 by 1501 Mockingbird, L.P., payable to the order of Union Capital Investments, LLC, as assigned and assumed by ASR – 1501 Mockingbird, L.P., total balance outstanding of \$3,696,669.58 as of June 11, 2013, per diem \$884.82

PROPERTY: The real property and all improvements and personal property located thereon, as described in the attached Exhibit A, which is incorporated herein by reference.

TERMS OF SALE

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Holder's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

The foreclosure 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 they remain in force and effect and have not been subordinated to the Deed of Trust. The foreclosure 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 encouraged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for sale of the Property.

DEFAULT AND REQUEST TO ACT

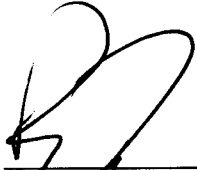
Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth therein. Maturity of the indebtedness secured by the Deed of Trust has been accelerated and the entire amount of such indebtedness is now due and payable in full. Because of this default, Holder, the owner and holder of the Note, has requested that I, Bruce Toppin, as Substitute Trustee, conduct the foreclosure sale described in this notice.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Holder's election to proceed against and sell both the real property and any

personalty described in the Deed of Trust in accordance with Holder's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Notice is therefore given that on and at the date, time and place of the foreclosure sale described in this notice, the Substitute Trustee will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust.

IN WITNESS WHEREOF, this Foreclosure Sale Notice has been executed on this 11th day of June, 2013.

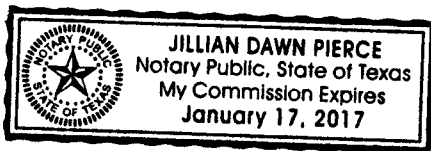



BRUCE TOPPIN, Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me this 11th day of June, 2013 by Bruce Toppin, the Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.





Notary Public, State of Texas
Name: JILLIAN D. PIERCE

EXHIBIT A

Property Description.

[Following pages.]

**EXHIBIT A
LEGAL DESCRIPTION**

Being Lot No. One (1), in Block No. One (1) of Crossroads Plaza Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established Map and Plat of said Addition of record in Volume 7, Page 51D of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

FILE No. 8359
 County Clerk, Victoria County, Texas

12-0043203
 12-0060434-01
 1106 E BRAZOS STREET, VICTORIA, TX 77901

[Signature]
 COUNTY CLERK
 VICTORIA COUNTY, TEXAS
 By: *[Signature]*
 Deputy

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
As Clerk's File No.: 200612013
Property County: Victoria
Re-Recorded
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: July 02, 2013

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: May 16, 2013

[Signature]

Oscar Caballero, Donna Caballero, Bob Lee, Janae Urbanczyk or RECONTRUST COMPANY, N.A.,
 Substitute Trustee c/o RECONTRUST COMPANY, N.A.
 2380 Performance Dr, TX2-984-0407, Richardson,
 TX 75082



2013 JUN 11 PM 3:55

By *James J. Palumbo, Deputy*
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/13/2006
Grantor(s): KEITH B. MCNEELY, KRISTIN M. MCNEELY, WINDELL D. NORRIS III, LISA E. NORRIS, WINDELL D. NORRIS
Original Mortgagee: NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK
Original Principal: \$200,000.00
Recording Information: Instrument 100605
Property County: Calhoun
Property: EXHIBIT A

BEING A 0.50 ACRE TRACT OF LAND SITUATED IN THE JAMES HUGHSON SURVEY, ABSTRACT 23, CALHOUN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED AS TRACT II IN DEED FROM SHIRLEY C. MELLOR, TO REGIONS BANK, ET AL, RECORDED IN VOLUME 343, PAGE 480, DEED RECORDS, CALHOUN COUNTY, TEXAS, SAID 0.50 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH DIAMETER STEEL REBAR FOUND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 312 MARKING THE NORTHEAST CORNER OF THAT CERTAIN 0.15 ACRE TRACT OF LAND AS CONVEYED FROM RICHARD BREWER, TO SHIRLEY C. MELLOR, RECORDED IN VOLUME 355, PAGE 272, DEED RECORDS, CALHOUN COUNTY, TEXAS,

THENCE, NORTH 90 DEG. 00' 00" WEST, A DISTANCE OF 100.00 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND AT THE COMMON CORNER OF THAT CERTAIN 0.15 ACRE TRACT OF LAND AS CONVEYED FROM ELEANORE REDWINE, ET VIR, TO L.D. GARLAND LEVY, ET UX, RECORDED IN VOLUME 152, PAGE 399, DEED RECORDS, CALHOUN COUNTY, TEXAS, AND SAID TRACT II, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, SOUTH 00 DEG. 00' 00" EAST, WITH THE COMMON LINE OF SAID L.D. GARLAND LEVY 0.15 ACRE TRACT OF LAND, AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 132.00 FEET TO A RAILROAD SPIKE FOUND MARKING THE COMMON CORNER OF SAID TRACT II, SAID L.D. GARLAND LEVY TRACT, THAT CERTAIN 0.15 ACRE TRACT OF LAND AS CONVEYED FROM HERSHEL J. MARCRUM, TO KIMBERLY ANN DAVIS, RECORDED IN VOLUME 406, PAGE 298, DEED RECORDS, CALHOUN COUNTY, TEXAS, AND THAT CERTAIN 0.673 ACRE TRACT OF LAND AS CONVEYED FROM DANIEL WADE MADELEY, TO CAROL E. MADELEY, RECORDED IN VOLUME 63, PAGE 156, DEED RECORDS, CALHOUN COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 90 DEG. 00' 00" WEST, WITH THE COMMON LINE OF SAID KIMBERLY ANN DAVIS 0.15 ACRE TRACT OF LAND, AND SAID TRACT II, PASSING AT 150.00 FEET A FOUND "X" IN CONCRETE BULKHEAD, AND CONTINUING FOR A TOTAL DISTANCE OF 160.80 FEET TO A POINT LOCATED ON SAID CONCRETE BULKHEAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 39' 09" WEST, WITH SAID CONCRETE BULKHEAD, AND ALONG THE EDGE OF CARANCHUA BAY, A DISTANCE OF 132.27 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET IN THE SOUTH BOUNDARY LINE OF THAT CERTAIN 15.2 ACRE TRACT OF LAND AS CONVEYED FROM RICHARD BREWER, TO DAVID B. HOWE, RECORDED IN VOLUME 156, PAGE 897, DEED RECORDS, CALHOUN COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 90 DEG. 00' 00" EAST, WITH THE COMMON LINE OF SAID 15.2 ACRE TRACT OF LAND, AND SAID TRACT II, A DISTANCE OF 169.22 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.50 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 343, PAGE 480 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

EXHIBIT B

BEING A 0.15 ACRE TRACT OF LAND SITUATED IN THE JAMES HUGHSON SURVEY, ABSTRACT 23, CALHOUN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED FROM RICHARD BREWER, TO SHIRLEY C. MELLOR, ET AL, RECORDED IN VOLUME 355, PAGE 272, DEED RECORDS,

CALHOUN COUNTY, TEXAS, SAID 0.15 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH DIAMETER STEEL REBAR FOUND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 312 MARKING THE SOUTHEAST CORNER OF THAT CERTAIN 15.2 ACRE TRACT OF LAND AS CONVEYED FROM RICHARD BREWER, TO DAVID B. HOWE, RECORDED IN VOLUME 156, PAGE 897, DEED RECORDS, CALHOUN COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEG. 00' 00" EAST, WITH THE COMMON LINE OF COUNTY ROAD 312, AND THE HEREIN DESCRIBED TRACT A DISTANCE OF 132.00 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE NORTHEAST CORNER OF THAT CERTAIN 0.673 ACRE TRACT OF LAND AS CONVEYED FROM DANIEL WADE MADELEY, TO CAROL E. MADELEY, RECORDED IN VOLUME 63, PAGE 156, DEED RECORDS, CALHOUN COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 90 DEG. 00' 00" WEST, WITH THE COMMON LINE OF SAID CAROL E. MADELEY 0.673 ACRE TRACT OF LAND, AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 50.00 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE SOUTHEAST CORNER OF THAT CERTAIN 0.15 ACRE TRACT OF LAND AS CONVEYED FROM ELEANORE REDWINE, ET VIR, TO L.D. GARLAND LEVY, ET UX, RECORDED IN VOLUME 152, PAGE 399, DEED RECORDS, CALHOUN COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEG. 00' 00" WEST, WITH THE COMMON LINE OF SAID L.D. GARLAND LEVY 0.15 ACRE TRACT OF LAND, AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 132.00 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE NORTHEAST CORNER OF SAID L.D. GARLAND LEVY 0.15 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 90 DEG. 00' 00" EAST, WITH THE COMMON LINE OF SAID DAVID B. HOWE 15.2 ACRE TRACT OF LAND, AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.15 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 355, PAGE 272 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 2176 CR 312, PALACIOS, TX 77465

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: PNC Bank, National Association

Mortgage Servicer: PNC Mortgage

Current Beneficiary: PNC Bank, National Association

Mortgage Servicer Address: 3232 Newmark Drive, Miamisburg, OH 45342

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of July, 2013

Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: AT THE COURTHOUSE FOYER FACING ANN STREET, CALHOUN COUNTY, TEXAS in Calhoun County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Calhoun County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act

Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, 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.

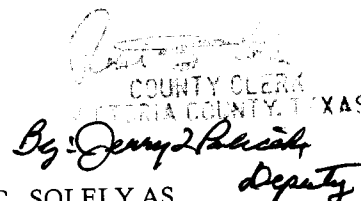
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale 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


COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: *Jerry P. Madole*
Deputy

DEED OF TRUST INFORMATION:

Date: 04/12/2005
Grantor(s): RANDY L. FRANKE, STEPHANIE FRANKE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR ALETHES, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$80,733.00
Recording Information: Instrument 200505723
Property County: Victoria
Property: BEING ALL OF LOT NO. TWENTY NINE (29), IN BLOCK NO. ELEVEN (11), OF
NORTHCREST ESTATES RE-SUBDIVISION, AN ADDITION TO THE CITY OF
VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE
ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN
VOLUME 5, PAGE 24, OF THE MAP AND PLAT RECORDS OF VICTORIA
COUNTY, TEXAS.
Reported Address: 908 MCLANE STREET, 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 2nd day of July, 2013
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, Hayden Hooper, Sammy
Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act
Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, 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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, 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 SALEDEED OF TRUST INFORMATION:

Date: 07/26/2005
Grantor(s): VICTOR C PANTOJA
Original Mortgagee: AHM ACCEPTANCE, INC.
Original Principal: \$49,000.00
Recording Information: Instrument 200510565
Property County: Victoria
Property:

[Signature]
 COUNTY CLERK
 VICTORIA COUNTY, TEXAS
By: Jerry L. [Signature]
 Deputy

BEING LOT NUMBER NINETEEN (19), IN BLOCK NUMBER FOUR (4), OF MAYFAIR SUBDIVISION, SECTION 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 18 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Reported Address: 3301 MEADOWLANE, 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: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2005-8

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2005-8

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of July, 2013

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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act

Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, 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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, 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]

12-0086792
12-0163520-01
2953 LEVI SLOAN ROAD, VICTORIA, TX 77904

2013 JUN 11 PM 4: 05

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date:
March 17, 2008

Grantor(s)/Mortgagor (s):
ROBERT L. OZUNA, A SINGLE MAN

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

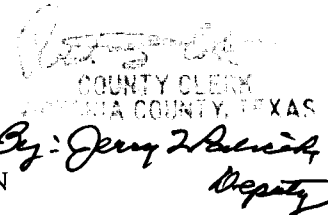
Current Mortgagee:
BANK OF AMERICA, N.A.

Recorded on: April 4, 2008
As Clerk's File No.: 200803814

Property County:
Victoria

Re-Recorded on: January 12, 2009
As Clerk's File No.: 200900338

Mortgage Servicer:
Bank of America, N.A.


COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: *Jerry Z. Alvarado*
Deputy

Legal Description: BEING A 3.49 ACRE PORTION OF THE S.A. & M.G. RAILROAD COMPANY SECTION NO. 2, ABSTRACT 313, IN VICTORIA COUNTY, TEXAS, AND BEING A TRACT OF LAND OUT OF THE MIDSECTION OF THAT 50 ACRE TRACT ACQUIRED BY W.E. SMITH FROM W.R. SMITH ET UX BY DEED DATED NOVEMBER 17, 1941, AND RECORDED IN VOL. 218, PAGE 175 OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS, AND THIS 3.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT ""A"" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TOGETHER WITH THE MANUFACTURED HOME DESCRIBED AS FOLLOWS:

MAKE: FLEETWOOD HOMES

MODEL: 0723H

YEAR: 2008

SERIAL NUMBER(S): TXFL884A23585HS11/B

WIDTH & LENGTH 30X72

Date of Sale: July 02, 2013

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.

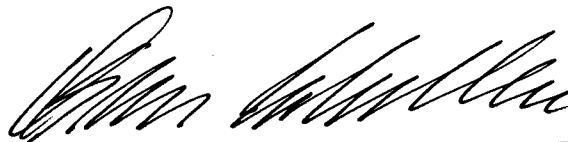
ACTIVE MILITARY SERVICE NOTICE

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: May 17, 2013



Oscar Caballero, Donna Caballero or RECONTRUST COMPANY, N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
2380 Performance Dr, TX2-984-0407, Richardson, TX 75082

BEING a 3.49 acre portion of the S. A. & M. G. Railroad Company Section No. 2, Abstract 313, Victoria County, Texas, and being a tract of land out of the midsection of that 50 acre tract acquired by W. E. Smith from W. R. Smith et ux by deed dated November 17, 1941, and recorded in Vol. 218, Page 175 of the Deed Records, Victoria County, Texas, and this 3.49 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel stake for the west corner of this 3.49 acre tract which is S 45 deg. 00' E a distance of 266.66 feet from the west corner of the above mentioned 50 acre tract;

THENCE N 43 deg. 50' E a distance of 653.47 feet with the northwest line of this 3.49 acre tract to a 5/8 inch steel stake set in the northeast boundary line of the above mentioned 50 acre tract (also the southwest boundary line of Northside Road) for the north corner of this 3.49 acre tract;

THENCE S 45 deg. 00' E a distance of 234.93 feet with the northeast boundary fence line of said 50 acre tract (also the southwest boundary line of Northside Road) to a 5/8 inch steel stake for the east corner of this 3.49 acre tract;

THENCE S 44 deg. 12' N a distance of 653.47 feet to a 5/8 inch steel stake in the southwest boundary fence line of said 50 acre tract for the south corner of this 3.49 acre tract;

THENCE N 45 deg. 00' W a distance of 230.66 feet with the southwest boundary fence line of said 50 acre tract to the place of beginning 3.49 acres of land.

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Brenda Sheblak, of Victoria County, Texas, dated September 1, 2012, and duly recorded at #201101759, of the Official Records Instrument 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, July 2, 2013, (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:

Lot 14, Block 14, of SHADY OAKS SUBDIVISION, SECTION V, according to the established map or plat of said subdivision recorded in the Map or 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.

EXECUTED this 3th day of June.

FILED

By: *Opalita J. King, deputy*
2013 JUN 14 AM 11:20

Joe Wall


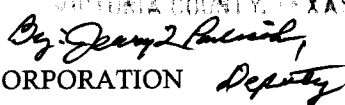
Joe Wall
Trustee

Opalita J. King
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/14/2006
Grantor(s): JUANITA TURNER, LAWRENCE TURNER
Original Mortgagee: iMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION
Original Principal: \$77,484.00
Recording Information: Instrument 200603542
Property County: Victoria
Property: BEING LOT NO. TWENTY-ONE (21), IN BLOCK NO. ONE (1), OF MAYFAIR TERRACE 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 6, PAGE 7, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 3606 FLAMINGO , VICTORIA, TX 77901


COUNTY CLERK
VICTORIA COUNTY, TEXAS
By:  Deputy

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 6th day of August, 2013
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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, any to act
Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, 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, Hayden Hooper, Sammy Hooda, Andrew Hepworth, Robert Henry or Joe Lozano, 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.



FILE No. 8366
County Clerk, Victoria County, Texas
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

20130169801346

FILED

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.

2013 JUN 24 PM 12:11
By: *Moore*,
Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Date: August 06, 2013

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 02, 2006 and recorded in Document CLERK'S FILE NO. 200606034; AS AFFECTED BY CLERK'S FILE NO. 200708319 real property records of VICTORIA County, Texas, with KENNETH NEIL PONTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KENNETH NEIL PONTON, securing the payment of the indebtednesses in the original principal amount of \$86,203.00, 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



NOS20130169801346

EXHIBIT "A"

BEING A 0.44-ACRE TRACT OF LAND SITUATED IN THE JOHN RICKER SURVEY, ABSTRACT 284, VICTORIA COUNTY, TEXAS, AND BEING WHAT IS KNOWN AS LOTS 4 AND 5, BLOCK 8 OF VICTORIA PLAZA ADDITION, AN UNRECORDED ADDITION TO THE TOWN OF TELFERNER, ACCORDING TO THE PLAT OF SAID VICTORIA PLAZA ADDITION COMPLETED AUGUST 1957, BY JAMES R. HALL, REGISTERED PUBLIC SURVEYOR OF SAN MARCOS, TEXAS, AND BEING COMPRISED OF THAT 80.0 FOOT BY 120.05 FOOT TRACT, (LOT 4), THAT WAS CONVEYED BY GARY STEARMAN ET UX TO KENNETH R. PONTON ET UX DESCRIBED IN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200301064 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND THAT 80.0 FOOT BY 120.05 FOOT TRACT, (LOT 5), THAT WAS CONVEYED BY BENJAMIN S. VILLARREAL ET UX TO W.D. REYNOLDS, JR. DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 903, PAGE 221 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND THIS 0.44-ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 5/8-INCH IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FARICE DRIVE, AT THE NORTH CORNER OF A TRACT OF LAND, (LOT 6), THAT IS DESCRIBED DEED RECORDED IN VOLUME 570, PAGE 268 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND AT THE EAST CORNER OF THE ABOVE-MENTIONED LOT 5, FOR THE EAST CORNER OF THE HEREIN DESCRIBED 0.44-ACRE TRACT, SAID IRON ROD BEARS NORTH 36 DEG 15' 00" WEST A DISTANCE OF 255.60 FEET FROM AN EXISTING 5/8-INCH IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BERKSHIRE DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF FARICE DRIVE;

THENCE SOUTH 52 DEG 03' 00" WEST (REFERENCE BEARING FROM UNRECORDED PLAT OF VICTORIA PLAZA) WITH THE COMMON LINE BETWEEN SAID LOTS 5 AND 6 FOR A DISTANCE OF 120.05 FEET TO A POINT AT THE WEST CORNER OF SAID LOT 6 AND THE SOUTH CORNER OF SAID LOT 5, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED 0.44-ACRE TRACT, SAID POINT ALSO BEING THE NORTH CORNER OF A TRACT OF LAND, (LOT 9), THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 624, PAGE 218 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND THE EAST CORNER OF A TRACT OF LAND, (LOT 10), THAT IS DESCRIBED IN DEED RECORDED IN INSTRUMENT NUMBER 199907456 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, FROM SAID POINT AN EXISTING 5/8-INCH IRON ROD BEARS SOUTH 78 DEG 32' 41" EAST A DISTANCE OF 0.33 FEET;

THENCE NORTH 36 DEG 15' 00" WEST WITH THE COMMON LINES BETWEEN SAID LOTS 5 AND 10, AND LOT 4 AND THAT TRACT OF LAND, (LOT 11), THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 532, PAGE 605 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, FOR A DISTANCE OF 160.00 FEET TO AN EXISTING 5/8-INCH IRON ROD AT THE NORTH CORNER OF SAID LOT 11 AND THE WEST CORNER OF SAID LOT 4, FOR THE WEST CORNER OF THE HEREIN DESCRIBED 0.44-ACRE TRACT, SAID IRON ROD ALSO BEING THE EAST CORNER OF A TRACT OF LAND, (LOT 12), THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 834, PAGE 427 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND THE SOUTH CORNER OF A TRACT OF LAND, (LOT 3), THAT IS DESCRIBED IN DEED RECORDED IN VOLUME 678, PAGE 106 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS,

THENCE NORTH 52 DEG 03' 00" EAST WITH THE COMMON LINE BETWEEN ABOVE-MENTIONED LOT 3 AND LOT 4 FOR A DISTANCE OF 120.05 FEET TO AN EXISTING 5/8-INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FARICE DRIVE, AT THE EAST CORNER OF SAID LOT 3, AT THE NORTH CORNER OF SAID LOT 4, AND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 0.44-ACRE TRACT,

THENCE SOUTH 36 DEG 15' 00" EAST WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF FARICE DRIVE, ALSO WITH THE NORTHEAST LINE OF SAID LOTS 4 AND 5, AT 80.00 FEET PASS AN EXISTING 5/8-INCH IRON ON LINE AT THE EAST CORNER OF SAID LOT 4 AND THE NORTH CORNER OF LOT 5, AND CONTINUING SAME COURSE FOR A TOTAL DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44-ACRE OF LAND, MORE OR LESS.



NOS20130169801346

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Kirk A. Brown and wife, Laura B Brown, of Victoria County, Texas, dated May 1, 2008, and duly recorded at #201101759, of the Official Records Instrument 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, August 6, 2013, (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:

Lot 13, Block 14, of SHADY OAKS SUBDIVISION, SECTION V, according to the established map or plat of said subdivision recorded in the Map or 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.

EXECUTED this 19th day of June.

FILED

2013 JUL -3 AM 10:48
By *John Williams*
Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Joe Wall

Joe Wall
Trustee

FILE No. 8368
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

Date: July 10, 2013

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 June 26, 2009, from Maker, Mr. Francisco Cubillos and Ms Janie Gonzalez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$51,500.00

Deed of Trust

Date: June 26, 2009

Recording Information: Filed on June 26, 2009, and recorded under document number 200906770 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Francisco Cubillos and Ms Janie Gonzalez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING the South one-half (S/2) of Lot Number One (1), in Block Number Thirty (30), of HALL'S 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 29 of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): August 6, 2013

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

2013 JUL 11 PM 4:30
by Don Nyak - Deputy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

The State of Texas §
 § KNOW ALL MEN BY THESE PRESENTS:
County of Victoria §

WHEREAS, by Deed of Trust dated November 1, 2012, Stephanie Nicole Reyna and Sabina Vasquez conveyed to Richard T. Chapman, Jr., as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lots 5 & 6, Block 5, Stubblefield Addition No. 1, Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 32, Plat Records, Victoria County, TX

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$58,000.00 executed by Stephanie Nicole Reyna and Sabina Vasquez, and made payable to the order of Anna Marie Deluna and Sylvia Irene Hartley (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201212766 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

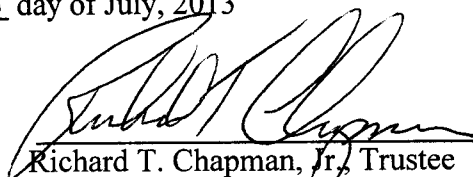
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 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 on the east patio of the Victoria County Courthouse, 115 N. Bridge, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10 AM, 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 12th day of July, 2013


Richard T. Chapman, Jr., Trustee
101 W. Goodwin, Suite 700, Victoria, TX 77901

FILED

2013 JUL 12 AM 9:17


COUNTY CLERK
VICTORIA COUNTY, TEXAS
By Don Nyak - Deputy