

FILE No. 8680
County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MINDY D. CHAMBERS of Victoria County, Texas, dated April 1, 2008, and duly recorded at #200805606, 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, February 3, 2015, (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 9, Block 12, 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 12th day of January, 2015.

FILED

2015 JAN 26 A 9:22


HEIDI COSLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS


Charlie Faupel
Trustee

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by TIFFANY A. HOEPFL of Victoria County, Texas, dated November 1, 2013, and duly recorded at #201400112, 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, February 3, 2015, (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 1 & 2, Block 10, of SHADY OAKS SUBDIVISION, SECTION III, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

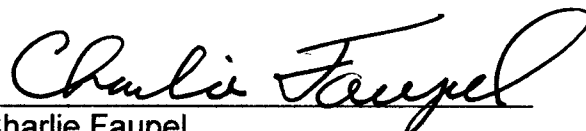
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties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

EXECUTED this 12th day of January, 2015.

FILED

2015 JAN 26 A 9:22


HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS


Charlie Faupel
Trustee

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by LARRY STEVEN WILLIAMS and wife, MARY JANE WILLIAMS Victoria County, Texas, dated September 1, 2013, and duly recorded at #201312582, 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, February 3, 2015, (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 7, 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;

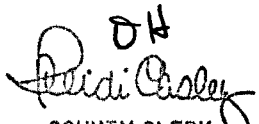
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties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

EXECUTED this 12th day of January, 2015.

FILED


Charlie Faupel
Trustee

2015 JAN 26 A 9:22

OK

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/18/2011
Grantor(s): MICHAEL L. CASON AND SPOUSE BILLIE CASON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$247,713.00
Recording Information: Instrument 201101840
Property County: Victoria
Property:

FIELDNOTE DESCRIPTION OF A 4.9945 ACRE TRACT OF LAND BEING IN THE FRANCIS M. WHITE SURVEY, A-343 IN VICTORIA COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 4.99 ACRE TRACT CONVEYED TO SAM W. HUGHSTON AND NIKI L. HUGHSTON (200505976) AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A DISTURBED 5/8" STEEL ROD FOUND FOR THE WEST CORNER OF THIS TRACT IN THE NORTHEAST MARGIN OF BERGER ROAD, SAME BEING THE SOUTH CORNER OF THE JERRY ROSSI TRACT (1461-332);

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THENCE, ALONG THE COMMON LINE OF THIS AND SAID ROSSI TRACTS, N45 DEGREES 26'02"E, 729.76 FEET TO A 5/8" STEEL ROD FOUND ON THE NORTHEAST SIDE OF A FENCE CORNER POST (D.C. = N45 DEGREES 24'34"E, 730.16');
THENCE, S44 DEGREES 57'48"E, 182.03 FEET TO A 5/8" STEEL ROD FOUND
SOUTHWEST OF A RAILROAD TIE FENCE POST (D.C. = S44 DEGREES 54'20"E, 182.11');

Deidi Casales
THENCE, S44 DEGREES 39'08"E, 115.43 FEET TO A 5/8" STEEL ROD FOUND ON THE NORTHEAST SIDE OF A FENCE CORNER FOR THE NORTHEAST CORNER OF THIS, SAME BEING THE NORTHWEST CORNER OF THE W.T. YOUNG TRACT (736-338) (D.C. = S44 DEGREES 39'47"E, 115.36');

Deidi Casales
COUNTY CLERK
VICTORIA COUNTY, TEXAS
THENCE, ALONG THE COMMON LINE OF THIS AND SAID YOUNG TRACTS, S45 DEGREES 22'49"W, 731.01 FEET TO A 5/8" STEEL ROD FOUND FOR THEIR COMMON CORNER IN THE NORTHEAST MARGIN OF BERGER ROAD (D.C. = 731.00' BASE BEARING);

THENCE, ALONG SAID NORTHEAST MARGIN, N44 DEGREES 36'03"W, 298.14 FEET (D.C. = N44 DEGREES 39"W, 297.83') TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 4.9945 ACRES OF LAND.

THE FOREGOING METES AND BOUNDS DESCRIPTION IS PREPARED FROM AN ON-THE-GROUND SURVEY ON 17 JULY 2006 WITH THE AID OF GF NO. 061456 AND IS ACCOMPANIED BY A PLAT OF EVEN SURVEY DATE.

Reported Address: 522 BERGER ROAD, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, 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 3rd day of March, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been

released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/19/2008
Grantor(s): ANGELA STOVALL AND HUSBAND, NIVORY STOVALL
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$91,278.00
Recording Information: Instrument 200803352
Property County: Victoria
Property: BEING ALL OF LOT NO. THREE (3) IN BLOCK NO. NINE (9) 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 PAGE 60 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 1612 SEGUIN AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of March, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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

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

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

Very truly yours,

Buckley Madole, P.C.



FILED

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2015 JAN 26 A 11:38



COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: March 03, 2015

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 June 11, 2003 and recorded in Document CLERK'S FILE NO. 200308545 real property records of VICTORIA County, Texas, with GERRY PATTERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GERRY PATTERSON, securing the payment of the indebtednesses in the original principal amount of \$49,608.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF3 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 TEN (10) AND ELEVEN (11) IN BLOCK NUMBER TWO (2), OF E.C. BUNDICK ADDITION TO BLOOMINGTON, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, AT PAGE 60 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

2015 JAN 26 A 11:41

DIH
Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Jo Woolsey

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



NOS0000004983441

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: April 07, 2015

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 09, 2011 and recorded in Document CLERK'S FILE NO. 201104897 real property records of VICTORIA County, Texas, with GILBERT BALDERAS JR AND GLENDA E. BALDERAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., mortgagee.

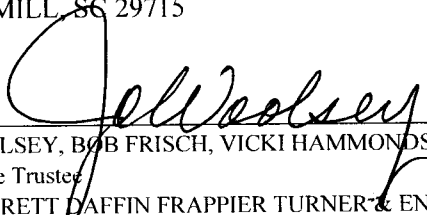
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GILBERT BALDERAS JR AND GLENDA E. BALDERAS, securing the payment of the indebtednesses in the original principal amount of \$129,725.00, and obligations therein described including but not limited to the promissory note and all modifications, 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-EIGHT (48), IN BLOCK NUMBER ONE (1), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS. ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 54 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.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715


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

FILED

2015 JAN 26 A 11:42

DN

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000004979605

Notice of Trustee's Sale

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

Date: February 6, 2015

Trustee: Jose Albert Flores
706 Red River
Victoria, TX 77901

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

Deed of Trust

Date: March 24, 2014

Grantor: Robert O. Luttrell II and Coreena M. Luttrell
1311 E. Warren
Victoria, TX 77901

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

Recording information: County Clerk No. 201403098, Victoria County, Texas

Property: 1311 E. Warren : Lot Number Twelve (12), in Block Number Seven (7) of MORNINGSIDE ADDITION, an addition to the City of Victoria, Victoria County, Texas

Date of Sale: March 3, 2015

Time of Sale: 12:30 pm

FILED

2015 FEB -6 A 10: 35

DA
Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

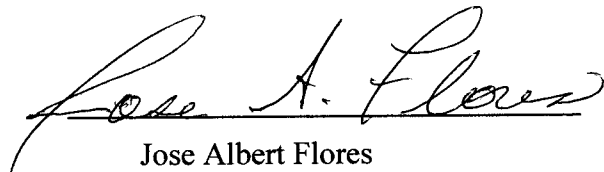
Place of Sale: Area in front of the east door of the Victoria County Courthouse building located at 115 North Bridge Street, Victoria, Texas.

Lender has appointed Jose Albert Flores as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

NOTICE

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

A handwritten signature in cursive script that reads "Jose A. Flores". The signature is written in black ink and is positioned above a horizontal line.

Jose Albert Flores
Substitute Trustee

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: March 03, 2015

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 24, 2012 and recorded in Document CLERK'S FILE NO. 201202023 real property records of VICTORIA County, Texas, with CHRISTOPHER C. PEARSON AND CARLYE M PEARSON, grantor(s) and PHH MORTGAGE CORPORATION D/B/A COLDWELL BANKER MORTGAGE, mortgagee.

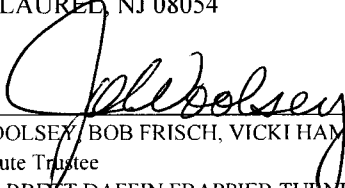
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER C. PEARSON AND CARLYE M PEARSON, securing the payment of the indebtednesses in the original principal amount of \$175,437.00, and obligations therein described including but not limited to the promissory note and all modifications, 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:

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. 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



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

FILED

2015 FEB -9 A 11: 36


HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000004925475

EXHIBIT "A"

BEING 4.50 ACRES SITUATED IN AND A PART OF LOT NUMBER (6) AND LOT NUMBER SEVEN (7) IN BLOCK NUMBER TWO (2) OF NORTHSIDE ESTATES, AS SHOWN ON THE RECORDED PLAT IN VOLUME 339, PAGE 505 OF THE DEED OF RECORDS OF VICTORIA COUNTY, TEXAS, AND BEING ALL THAT CERTAIN 2.494 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 321, PAGE 378 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS AND A 2.00 ACRE TRACT DESCRIBED IN A DEED RECORDS IN INSTRUMENT NUMBER 200112826 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 4.50 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A IRON ROD FOUND IN THE SOUTHWEST LINE OF JESSICA DRIVE FOR THE NORTH CORNER OF THIS 4.50 ACRES, ALSO BEING THE NORTH CORNER OF SAID 2.494 ACRE TRACT AND THE WEST CORNER OF A 1.1441 ACRE TRACT DESCRIBED IN A DEED TO WALTER ARNOLD RECORDED IN INSTRUMENT NUMBER 201011834 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS.

THENCE, S 44 DEGREES, 39' 00" E CROSSING SAID LOT NUMBER (7), BLOCK NUMBER TWO (2), NORTHSIDE ESTATES WITH THE COMMON LINE OF THIS TRACT AND SAID ARNOLD 1.1441 ACRE TRACT A DISTANCE OF 520.69 FEET TO A IRON ROD FOUND FOR THE EAST CORNER OF THIS 4.50 ACRES;

THENCE, S 45 DEGREES, 53' 00" W WITH THE COMMON LINE OF LOT NUMBER SEVEN (7), SIX (6), TEN (10) AND ELEVEN (11), BLOCK NUMBER TWO (2), NORTHSIDE ESTATES A DISTANCE OF 375.15 FEET TO A IRON ROD FOUND FOR THE SOUTH CORNER OF THIS 4.50 ACRES;

THENCE, N 44 DEGREES, 39' 00" W CROSSING SAID LOT NUMBER SIX (6), BLOCK NUMBER TWO (2), NORTHSIDE ESTATES WITH THE COMMON LINE OF THIS TRACT AND A 3.00 ACRE TRACT DESCRIBED IN INSTRUMENT NUMBER 200514049 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 520.69 FEET TO A IRON ROD FOUND FOR THE WEST CORNER OF THIS 4.50 ACRES;

THENCE, N 45 DEGREES, 53' 00" E (BEARING REFERENCE LINE) WITH THE SOUTHEAST LINE OF JESSICA DRIVE A DISTANCE OF 376.15 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 4.50 ACRES, MORE OR LESS.

A SURVEY PLAT ACCOMPANIES THIS DESCRIPTION.



NOS00000004925475

HOME EQUITY POSTING WITH ORDER ATTACHED

1607 EAST ANAQUA
VICTORIA, TX 77901

20130162400091

NOTICE OF SUBSTITUTE TRUSTEE SALE

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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

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

Date: March 03, 2015

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 October 15, 2007 and recorded in Document INSTRUMENT NO. 200713448 real property records of VICTORIA County, Texas, with RAYMOND MARTINEZ AND SHEILA MARTINEZ, grantor(s) and CITIFINANCIAL, INC., mortgagee.

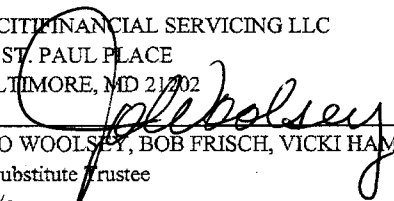
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAYMOND MARTINEZ AND SHEILA MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$48,468.22, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIFINANCIAL SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOT NUMBER TEN (10), IN BLOCK NUMBER NINE (9), OF PARKWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, AT PAGE 26, 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. CITIFINANCIAL SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:


c/o CITIFINANCIAL SERVICING LLC
300 ST. PAUL PLACE
BALTIMORE, MD 21202


JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee

c/o
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED

2015 FEB -9 A 11: 37


HEIDI COLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS20130162400091

CAUSE NO. 14-07-76635-C

FILED

2014 OCT 20 AM 9:42
IN THE DISTRICT COURT

Cathy Stewart
DISTRICT CLERK
VICTORIA COUNTY TEXAS

In Re: Order of Foreclosure
Concerning
1607 EAST ANAQUA
VICTORIA, TEXAS 77901
Under Tex. R. Civ. P. 736

Petitioner:
ROBERT D FORSTER II, the Appointed
Substitute Trustee for CITIFINANCIAL
SERVICING LLC

Respondent(s):
RAYMOND MARTINEZ AKA
RAYMOND P. MARTINEZ AND SHEILA
MARTINEZ AKA SHEILA G. MARTINEZ

OF VICTORIA COUNTY, TEXAS

267TH JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is:

RAYMOND MARTINEZ AKA
RAYMOND P. MARTINEZ
1607 EAST ANAQUA
VICTORIA, TEXAS 77901

SHEILA MARTINEZ AKA
SHEILA G. MARTINEZ
1607 EAST ANAQUA
VICTORIA, TEXAS 77901

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.


3. The property that is the subject of this foreclosure proceeding is commonly known as 1607 EAST ANAQUA, VICTORIA, TEXAS 77901 with the following legal description:

LOT SIXTEEN (16), BLOCK EIGHT (8), J.C.DAVIS SUBDIVISION OF BLOCKS 6-11, 14, 15, AND WEST HALF OF 16, HAPPY HOMES ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 366, PAGE 368, OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

The lien to be foreclosed is indexed or recorded at Clerk's File No. 200713448 and recorded in the real property records of Victoria County, Texas.

4. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
5. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
6. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and/or its successors and assigns, may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
7. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.


Signed this 17th day of October, 2014.



JUDGE PRESIDING

SUBMITTED BY:

**BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP**



Connie J. Vandergriff

Texas Bar No.: 24044550

15000 Surveyor Blvd, Suite 100

Addison, Texas 75001

(972) 386-5040 (Phone)

(972) 419-0734 (Fax)

ATTORNEYS FOR PETITIONER

FILE No. 8690
County Clerk, Victoria County, Texas

FILED

CITIMORTGAGE, INC. (CMD)
FOLLIS, TRACY L.
808 EAST SABINE STREET, VICTORIA, TX 77901

FHA 495-6559570-703
Our File Number: 15-019654

2015 FEB -9 P 12:09

Deidi Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 16, 2003, TRACY L. FOLLIS, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to L. B. HODGES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MILESTONE MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200307330, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 7, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

TRACT I: BEING ALL OF THAT PART OR PORTION OF LOT NO. THREE (3), IN BLOCK NO. NINETY-SIX (96) IN NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION IN VOLUME 59, PAGE 293, DEED RECORDS, VICTORIA COUNTY, TEXAS. LESS AND EXCEPT THE WEST SIXTY (60) FEET OF SAID LOT HERETOFORE CONVEYED BY FRANK A. SWANSON AND ELSIE FIMBEL SWANSON TO MRS. ELLA FIMBEL BY DEED DATED AUGUST 5, 1954 OF RECORD IN VOLUME 374, PAGE 371, DEED RECORDS, VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR ALL PURPOSES.

TRACT II: BEING THE ENTIRETY OF LOT NO. FOUR (4), IN BLOCK NO. NINETY-SIX (96) IN NORTH HEIGHTS ADDITION, AN ADDITION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 59, PAGE 293, DEED RECORDS, VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR ALL PURPOSES.

Property Address: 808 EAST SABINE STREET
VICTORIA, TX 77901
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
OFALLON, MISSOURI 63368-2240

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

Jo Woolsey
SUBSTITUTE TRUSTEE
JO WOOLSEY OR BOB FRISCH OR VICK
HAMMONDS OR ARNOLD MENDOZA OR Shapira
Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Victoria

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

20 15

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of February



Anna M. Longoria
NOTARY PUBLIC in and for

Victoria COUNTY

My commission expires: 11-30-15

Type or Print Name of Notary
Anna M. Longoria

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

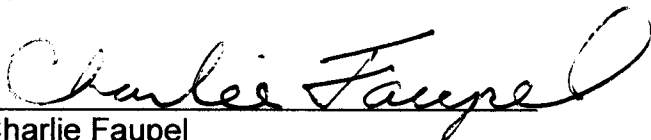
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by LARRY STEVEN WILLIAMS and wife, MARY JANE WILLIAMS, Victoria County, Texas, dated September 1, 2013, and duly recorded at #201312582 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, March 3, 2015, (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:

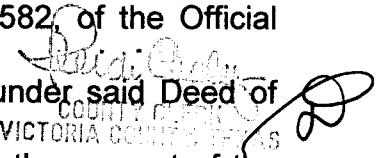
Lot 7, Block 14, of SHADY OAKS SUBDIVISION, SECTION V, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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 4th day of February, 2015.


Charlie Faupel
Trustee

FILED
2015 FEB - 9 P 4:56


COUNTY CLERK
VICTORIA COUNTY, TEXAS

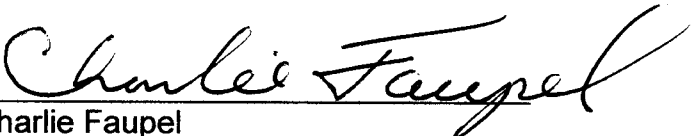
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MINDY D. CHAMBERS of Victoria County, Texas, dated April 1, 2008, and duly recorded at #200805606, 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, March 3, 2015, (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 9, Block 12, 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 4th day of February, 2015.


Charlie Faupel
Trustee

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by TIFFANY A. HOEPFL of Victoria County, Texas, dated November 1, 2013, and duly recorded at #201400112, 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, March 3, 2015, (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 1 & 2, Block 10, of SHADY OAKS SUBDIVISION, SECTION III, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

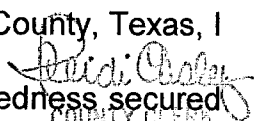
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties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

EXECUTED this 4th day of February, 2015.


Charlie Faupel
Trustee

FILED

2015 FEB - 9 P 4: 56


Alicia O'Neal
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/11/2010
Grantor(s): JUSTIN NEYLAND AND SPOUSE, JAMIE NEYLAND
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$169,714.00
Recording Information: Instrument 201005780
Property County: Victoria
Property:

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aw
2015 FEB 10 A 9:48

Didi Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TRACT I:
BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER SEVEN (7), RIVER OAKS SECTION I, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 27, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

TRACT II:
BEING A 2638.88 SQUARE FOOT TRACT OF LAND SITUATED IN THE JUAN RENE SURVEY, ABSTRACT NO. 102, VICTORIA COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.46 ACRES AS CONVEYED BY VERNON N. REASER, SR. TO VERNON N. REASER, JR. ACCORDING TO INSTRUMENT RECORDED IN VOLUME 874, PAGE 557 OF THE DEED RECORDS OF SAID COUNTY, SAID 2638.88 SQUARE FOOT TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE AT THE COMMON CORNER OF SAID REASER TRACT OF LAND AND THAT CERTAIN TRACT OF LAND KNOWN AS LOT FOURTEEN (14), OF BLOCK SEVEN (7), RIVER OAKS SUBDIVISION, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 27 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, SAID "X" BEING IN THE EAST RIGHT-OF-WAY LINE OF PECAN DRIVE (55.6' R.O.W.) AND BEING THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 71 DEG. 51' 00" EAST, ALONG THE COMMON LINE OF SAID LOT 14 AND REASER TRACT OF LAND, A DISTANCE OF 300.00 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID LOT 14 AND SAID REASER TRACT OF LAND;

THENCE, SOUTH 18 DEG. 09' 00" WEST, ALONG SAID REASER TRACT OF LAND, A DISTANCE OF 4.00 FEET TO A POINT IN THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 100 ACRES AS CONVEYED BY GERTRUDE REEVES THIGPEN TO VERNON N. REASER ACCORDING TO INSTRUMENT RECORDED IN VOLUME 563, PAGE 124 OF THE DEED RECORDS OF SAID COUNTY;

THENCE, SOUTH 53 DEG. 48' 00" WEST, ALONG THE COMMON LINE OF SAID 1.46 ACRE TRACT OF LAND AND SAID 100 ACRE TRACT OF LAND, A DISTANCE OF 7.38 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 71 DEG. 51' 00" WEST, CROSSING SAID 1.46 ACRE TRACT, A DISTANCE OF 222.79 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET FOR ANGLE POINT;

THENCE, NORTH 45 DEG. 35' 56" WEST, CROSSING SAID 1.46 ACRE TRACT, A DISTANCE OF 10.30 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET FOR ANGLE POINT;

THENCE, NORTH 70 DEG. 49' 38" WEST, CROSSING SAID 1.46 ACRE TRACT, A DISTANCE OF 63.68 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET, IN THE AFORESAID RIGHT-OF-WAY LINE OF PECAN DRIVE;

THENCE, NORTH 18 DEG. 09' 00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.31 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 2638.88 SQUARE FOOT TRACT OF LAND, MORE OR LESS.

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

BEARINGS ARE BASED ON BEARINGS OF RECORD IN VOLUME 4, PAGE 29 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 116 PECAN DR, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, 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 3rd day of March, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

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

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

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

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

Very truly yours,

Buckley Madole, P.C.



FILE No. 8695
County Clerk, Victoria County, Texas

C&S No. 44-14-1208 / Home Equity / No
Capital One, N.A.

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: October 26, 2007

Grantor(s): Eva Pena

Original Trustee: Sally Brink

Original Mortgagee: Capital One, National Association

Recording Information: Clerk's File No. 200714253, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Capital One, N.A.

Mortgage Servicer: Capital One, N.A., National Association whose address is C/O 7933 Preston Road B3 Plano, TX 75024-2302 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 03/03/2015 Earliest Time Sale Will Begin: 11:00 AM

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

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

Legal Description:

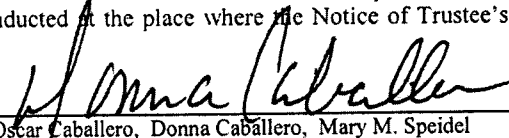
BEING ALL OF LOT NO FIVE (5), IN BLOCK NO "E", BOULEVARD ADDITION, AN ADDITION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOL. 1, PAGE 46 OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS

Place of Sale of Property:

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

For Information:

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


Oscar Caballero, Donna Caballero, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039



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FILED
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2015 FEB 10 A 9:48


HEIDI ASHLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

FILED

Date: 02/06/2015

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 08/26/2013, in the amount of \$42,400.00, executed by Borrower and made payable to the order of Lender.

2015 FEB 10 P 3: 55

David Crosby
COUNTY CLERK

Deed of Trust: Deed of Trust dated 08/26/2013, executed by Ernesto Mendoza Jr. & Mary Ann Mendoza to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201310512 of the Official Public Records of Victoria County, Texas

Property: (Tract 80) a 5.057 acre tract of land in the A.E. Noble Survey, A-380, and Day Land & Castle Survey, A-477 in Victoria County, Texas.

Date of Sale (first Tuesday of month): March 3, 2015

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

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

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

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

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



Clay E. Morgan