

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

FILED
an

2016 MAY 26 P 2:13

Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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);

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');

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');

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 5th day of July, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

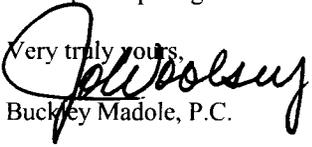
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,


Buckley Madole, P.C.

FILE No. 8965
County Clerk, Victoria County, Texas

Notice of Foreclosure Sale

May 18, 2016

FILED

2016 MAY 31 A 11: 56

DA
Pearl Bailey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust:

Dated: May 21, 2010

Grantor: Vivian J. Janysek

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Under Clerk's File Number 201006652 among the Official Public Records of Victoria County, Texas.

Secures: Real Estate Lien Rate ("Note") in the original principal amount of \$58,572.04 executed by Vivian J. Janysek ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

Lot Number 18 of Block Number 16 of Quail Creek West, Blocks 7, 8, 16, and 17, a Subdivision to the City of Victoria, Victoria County, Texas, as shown by a Plat recorded at Vol. 5, Page 29 of the Map and Plat Records of Victoria County, Texas.

Substitute Trustee: Howard C. Berger

Substitute Trustee's Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, July 5, 2016

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: At the 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, then the area most recently designated by

the Victoria County Commissioners Court.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested 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 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

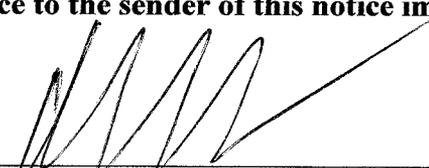
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, 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 the first sale of the day held by Substitute 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 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.



HOWARD C. BERGER

State Bar I. D. # 02191250

433A West Oaklawn, Pleasanton, Texas 78064

Telephone (830) 569-3771 / Cell Phone (210) 392-7210

Facsimile (830) 569-5171

Email: howard@reliabletitlecompany.com

Website: www.howardcberger.com

Attorney for the Falls City National Bank

tdt/Berger/FCNB to Janysek, Vivian

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: July 05, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 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.

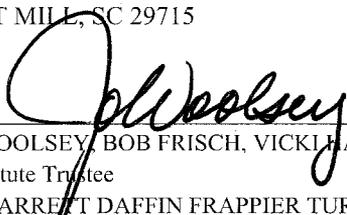
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

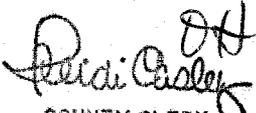
c/o AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD
FORT MILL, SC 29715

FILED

2016 MAY 31 P 3:34



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

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



NOS0000005761374

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: July 05, 2016

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

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

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

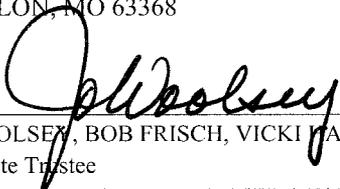
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 09, 1988 and recorded in Document VOLUME 1486, PAGE 632 real property records of VICTORIA County, Texas, with PHILLIP HERNANDEZ, grantor(s) and CAPITOL CITY SAVINGS ASSOCIATION OF AUSTIN, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PHILLIP HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$46,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS AND 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 in the attached Exhibit A.

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

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



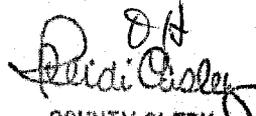
JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

FILED

2016 MAY 31 P 3:36



COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____

Date: _____



EXHIBIT "A"

BEING ALL OF LOT NO. ELEVEN (11), IN BLOCK NO. (2), OF THE MEADOWS, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 47 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS00000005934948

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: July 05, 2016

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

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

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

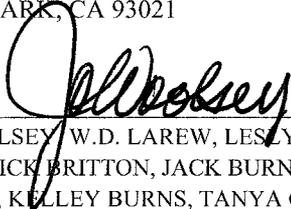
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 25, 2013 and recorded in Document CLERK'S FILE NO. 201314475 real property records of VICTORIA County, Texas, with SHANNON NEAL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHANNON NEAL, securing the payment of the indebtednesses in the original principal amount of \$90,862.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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 in the attached Exhibit A.

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

c/o PENNYMAC LOAN SERVICES, LLC
6101 CONDOR DRIVE
MOORPARK, CA 93021



JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, OR ISREAL CURTIS
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED

2016 MAY 31 P 3:37


COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER EIGHT (8), OF TANGERINE UNIT II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 180 OF THE PLAT RECORDS OF THE VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000005981477

FILED

2016 JUN -9 P 12:08

Debi Cosby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: December 16, 2011
Amount: \$203,117.00
Grantor(s): JAYE BERGER

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION
Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

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

Recording Information: Document No. 201112648

Legal Description: Being Lot Number Six (6), in Block Number Two (2), of Terra Vista 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 9, 21A&B of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale: July 5, 2016 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

JO WOOLSEY OR BOB FRISCH, VICKI HAMMONDS, ARNOLD MENDOZA OR JAMIE STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SR
SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2013-000427

Jo Woolsey
JO WOOLSEY OR BOB FRISCH, VICKI HAMMONDS, ARNOLD
MENDOZA OR JAMIE STEEN
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

2016 JUN -9 P 2: 42

Deidi Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: June 9, 2016

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated September 16, 2010, from Maker, Jaime Solis, Jr. and Jaclynn Sanchez to Payee, BP-Residential, L.L.C., in the original principal amount of \$55,889.00

Deed of Trust

Date: September 16, 2010

Recording Information: Filed on September 16, 2010, and recorded under document number 201008857 Official Public Records of VICTORIA County, Texas

Grantor: Jaime Solis, Jr. and Jaclynn Sanchez

Trustee: Stephen A. Beal

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

Property: BEING THE WEST ONE-HALF (W 1/2) OF LOT NUMBER SEVEN (7), AND THE NORTHWEST ONE-FOURTH (NW 1/4) OF LOT NUMBER EIGHT (8), IN BLOCK NUMBER SEVEN (7), OF AKERS DEVELOPMENT, AND ADDITION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 4, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale (first Tuesday of month): July 5, 2016

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.

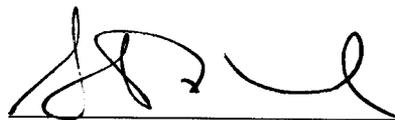
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and 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

FILE No. 8972
County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

FILED

Date: June 10, 2016

2016 JUN 13 P 12:36

Trustee: Kenneth W. Sloan

P. D. Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Lender: Jay Hartnett

Note: Original principal amount of Two Hundred and Thirty Thousand and 00/100 Dollars (\$230,000.00)

Deed of Trust:

Date: April 16, 2015

Grantor: LMG Properties, LLC, a Texas limited liability company, and Parkdale Properties, LLC, a Texas limited liability company

Lender: Jay Hartnett

Property Information (including any improvements thereon):

0.221 Acres, ½ of Lot 1, Block 29, Victoria Townsite, more commonly known as 401 N. Craig and as more fully described in Exhibit "A" attached hereto and incorporated herein by reference, together with all fixtures, supplies, building materials, and other goods of every nature located or used on the Property or as otherwise described in the Deed of Trust.

Recording Information:

Deed of Trust dated April 16, 2015, filed of record in Victoria County, Texas on April 20, 2015, as Instrument Number 201504127, Official Public Records of Victoria County, Texas.

County: Victoria

Date of Sale: Tuesday, July 5, 2016

Time of Sale: The sale will begin at 11:00 a.m. or not later than three (3) hours after that time.

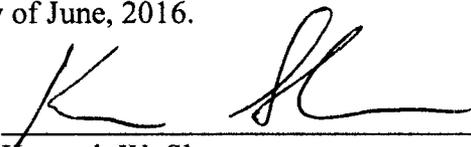
Place of Sale: Area in front of the East Door of the Victoria County Courthouse Building, located at 115 N. Bridge St., or as designated by the County Commissioners.

Because of default in performance of the obligations of the Note and Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Kenneth W. Sloan is the Trustee under the Deed of Trust; Lender has instructed the Trustee (including any duly appointed 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. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

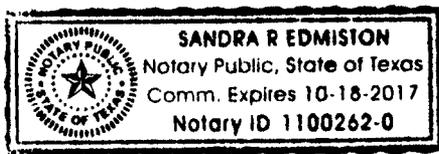
WITNESS MY HAND this 10th day of June, 2016.

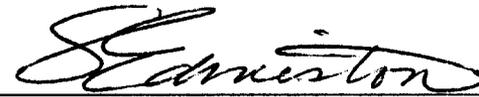


Kenneth W. Sloan

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10th day of June, 2016.





Notary Public in and for the State of Texas

After Recording, Return To:

Sloan & Roberts, PLLC
5151 Belt Line Rd., Ste. 1050
Dallas TX 75254-6738

EXHIBIT "A"

0.221 ACRE

THE STATE OF TEXAS)

THE COUNTY OF VICTORIA)

BEING a 0.221 acre tract of land and being the East One-Half (E-1/2) of Lot No. One (1), Block No. Twenty-Nine (29), Victoria Townsite, according to the established map and plat of said addition of record in Volume 3, Page 67 of the Plat Records of Victoria County, Texas, and further being that same tract of land conveyed by Edward J. B. Holcak, et al to B. M. Dugat, et ux according to instrument recorded in Volume 358, Page 434 of the Deed Records of said County, said 0.221 acre tract of land being more fully described by maps and bounds as follows:

BEGINNING at an "X" set in a concrete sidewalk at the intersection of the north right-of-way line of Commercial Street (55.6' R.O.W.) and the west right-of-way line of N. Craig Street (55.6' R.O.W.), said "X" being North 20 deg. 06' 00" East (Basis of Bearing) from a 5/8 inch diameter steel rebar found marking the northeast corner of Block No. Twenty-Eight (28) of said Victoria Townsite;

THENCE, North 70 deg. 00' 00" West, along said Commercial Street right-of-way line, a distance of 69.45 feet (N 70° W, 69'-5", record) to an "X" found in a concrete sidewalk, at the common corner of said Dugat tract of land and that certain tract of land conveyed by Marie W. Babbs, et ux to Jefferson K. Lynn, et ux according to the Official Public Records Instrument # 200318435 recorded in Victoria County, Texas;

THENCE, North 20 deg. 06' 00" East, along said Lynn tract of land, a distance of 138.90 feet (N 20° 06' E, 138.9', record) to a 5/8 inch diameter steel rebar set to mark the common corner of said Lynn and Dugat tracts of land, in the south line of first certain tract of land conveyed by Cynthia L. Henson to Tommie O'Dowd according to the Official Public Records Instrument # 201012568 recorded in Victoria County, Texas;

THENCE, South 70 deg. 00' 00" East, along said O'Dowd tract of land, a distance of 69.45 feet (S 70° E, 69'-5", record) to a 5/8 inch diameter steel rebar found marking the common corner of said Dugat and O'Dowd tracts of land, in the said N. Craig Street right-of-way line;

THENCE, South 20 deg. 06' 00" West, along said N. Craig Street right-of-way line, a distance of 138.90 feet (S 20° 06' W, 138.9', record) to the **POINT OF BEGINNING, CONTAINING** within these angles and bounds a 0.221 acre tract of land, more or less.

All rebar set with yellow plastic cap marked "URBAN SURVEYING INC". Bearings are based on bearings of record in Volume 3, Page 67 of the Plat Records of Victoria County, Texas.

The foregoing fieldnote description and accompanying plot are based on a survey made on the ground under my supervision in August, 2014, and are true and correct to the best of my knowledge and belief.

Wm. Patrick Hohlt
Wm. Patrick Hohlt
Registered Professional Land Surveyor
Texas No. 5323



820350

Alcadio V. Chapa
307 East Second
Bloomington, Texas 77951
Our file #0614-011F

FILE No. 8975
County Clerk, Victoria County, Texas

ATTENTION SERVICE MEMBERS:

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 19, 2001, Alcadio V. Chapa executed a Deed of Trust conveying to Anthony H. Barone, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200101531 in the Real Property Records of Victoria County, Texas; and

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

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

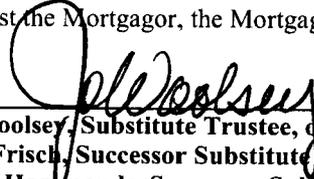
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 5, 2016, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

THE SURFACE ONLY OF THE PROPERTY DESCRIBED AS FOLLOWS: BEING LOT NO. THREE (3), BLOCK NO. SIX (6), L.A. CAMERON ADDITION TO THE TOWN OF BLOOMINGTON, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 1, PAGE 58 OF THE MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE NOW MADE FOR ALL PURPOSES.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon, As Indenture Trustee Under Indenture Dated As Of November 5, 2009 Of Nationstar Home Equity Loan Trust 2009-A . Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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



**Jo Woolsey, Substitute Trustee, or
Bob Frisch, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
Sandra Mendoza, Successor Substitute Trustee, or
Jamie Steen, Successor Substitute Trustee, or
Leslye Evans, Successor Substitute Trustee, or
Jo Woolsey, Successor Substitute Trustee, or
W.D. Larew, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee**

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

IN RE ORDER FOR FORECLOSURE
CONCERNING

307 EAST SECOND ,
BLOOMINGTON, TEXAS 77951

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§

IN THE DISTRICT COURT OF
2015 MAR 11 AM 11:54

VICTORIA COUNTY, TEXAS
[Signature]
DISTRICT CLERK
VICTORIA COUNTY, TEXAS
135th JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by The Bank of New York Mellon, as Indenture Trustee Under Indenture Dated as of November 5, 2009 of Nationstar Home Equity Loan Trust 2009-A ("Applicant"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on March 7, 2014, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on July 16, 2014; and
- the loan is due for the February 1, 2014 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 307 East Second , Bloomington, Texas 77951 (the "Property") which has the following legal description:

THE SURFACE ONLY OF THE PROPERTY DESCRIBED AS
FOLLOWS: BEING LOT NO. THREE (3), BLOCK NO. SIX (6), L.A.
CAMERON ADDITION TO THE TOWN OF BLOOMINGTON,

VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 1, PAGE 58 OF THE MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE NOW MADE FOR ALL PURPOSES.

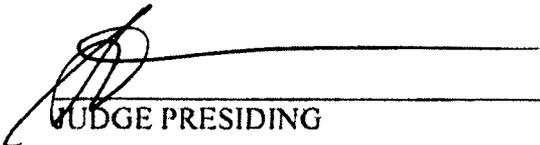
(3) The name and last known address of each respondent subject to this Order is/are:

- Alcadio V. Chapa, PO BOX 2039, Bloomington Texas 77951.

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 200101531 of the real property records of Victoria County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 11th day of March, 2015.



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

Teresa L. Cannady

SBN: 24062649

Teresa@kellyharvey.com

✓ Mia D. Scarles

SBN: 24068544

Mia@kellyharvey.com

Jerry W. Mason

SBN: 24081794

Jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR APPLICANT

FILED

2016 JUN 13 P 2:16


D9
HEIDI CRISLEY
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: July 05, 2016

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

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

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

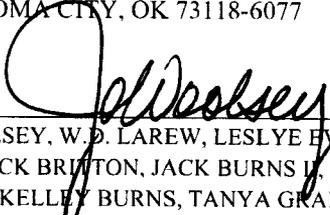
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 30, 2007 and recorded in Document CLERK'S FILE NO. 200710060 AS AFFECTED BY CORRECTION AFFIDAVIT CLERK'S FILE NO. 201412478 real property records of VICTORIA County, Texas, with DARIN LAWSON AND ASHLEY N LAWSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DARIN LAWSON AND ASHLEY N LAWSON, securing the payment of the indebtednesses in the original principal amount of \$63,498.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077



JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, OR ISREAL CURTIS
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED

2016 JUN 13 P 2:22

 DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

TRACT I:

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

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

THENCE, ALONG THE COMMON LINE OF THIS AND SAID SCHULTZ TRACTS, S35 DEG 43' 59" E, 176.55 FEET TO A 5/8" STEEL ROD FOUND FOR THEIR COMMON CORNER (D.C. = S35 DEG 46' 20" E, 176.61');

THENCE, ALONG SAID SOUTHEAST LINE OF THIS TRACT, S53 DEG 55' 45" W, 186.64 FEET TO A 5/8" STEEL ROD FOUND FOR THE SOUTH CORNER OF THIS DESCRIPTION, SAME BEING THE EAST CORNER OF THE HERSCHEL MCDONALD TRACT (200402374) (D.C. = S53 DEG 54' 18" W, 186.76');

THENCE, ALONG THE COMMON LINE OF THIS AND SAID MCDONALD TRACTS, N 36 DEG. 18' 37" W, 182.45 FEET TO A 5/8" STEEL ROD FOUND FOR THEIR COMMON CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF ENCINO DRIVE (D.C. = N36 DEG. 17' 33" W, 182.60');

THENCE, ALONG THE SOUTHEAST LINE OF SAID ENCINO DRIVE (A PRIVATE ROAD EASEMENT), N55 DEG 43'28"E, 188.54 FEET (D.C. = 188.48', BASE BEARING) TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.7728 ACRES OF LAND, MORE OR LESS WHICH IS DESIGNATED AS TRACT 6 ON THE UNRECORDED PLAT OF OAK VILLAGE NORTH PREPARED BY ANDREW SPEAKERMAN ON 10 APRIL 1979.

TRACT II:

AN EASEMENT OUTLINED AS FOLLOWS:

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

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

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

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

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

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

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



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: July 05, 2016

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

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

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

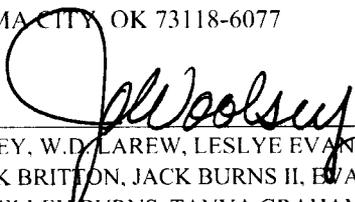
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 15, 2005 and recorded in Document CLERK'S FILE NO. 200510098 real property records of VICTORIA County, Texas, with LINDA A GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LINDA A GARCIA, securing the payment of the indebtednesses in the original principal amount of \$68,359.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077



JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, JACK BURNS II, EVAN PRESS, PATRICIA SANDERS, KRISTOPER HOLUB, PATRICK ZWIERS, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, MIKE HANLEY, OR ISREAL CURTIS
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED

2016 JUN 13 P 2:24


COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

BEING LOT NUMBER ONE (1), IN BLOCK NUMBER FIVE (5), OF CRESTWOOD SOUTH 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 298, PAGE 367 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE **FILED**

Matter No.: 033641-TX

2016 JUN 13 P 2:30

Date: June 9, 2016

County where Real Property is Located: Victoria

DG
Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

ORIGINAL MORTGAGOR: KENNETH W. GERLOFF AND TONYA GERLOFF, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PACIFIC UNION FINANCIAL, LLC
MORTGAGE SERVICER: PACIFIC UNION FINANCIAL, LLC

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/5/2016, the foreclosure sale will be conducted in Victoria County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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



Matter No.: 033641-TX

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



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

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, Donna Caballero, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on July 05, 2016 between the hours of 11:00am -2:00pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street in VICTORIA County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 03/27/2013 and recorded under Volume, Page or Clerk's File No. 20130365 in the real property records of Victoria County Texas, with MATTHEW HAHN as Grantor(s) and Vantage Point Bank, a Pennsylvania Chartered Bank as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by MATTHEW HAHN securing the payment of the indebtedness in the original principal amount of \$103,490.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by MATTHEW HAHN. Stonegate Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. Stonegate Mortgage Corporation is acting as the Mortgage Servicer for Stonegate Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Stonegate Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Stonegate Mortgage Corporation
c/o Stonegate Mortgage Corporation
157 Main Street, Mansfield, OH, 44902

FILED

2016 JUN 13 P 2:34

Leslye Evans
COUNTY CLERK
VICTORIA COUNTY, TEXAS



**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING LOT NUMBER ONE (1), IN BLOCK NUMBER (1), OF NORTH BON-AIRE 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 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES. (the "Property")

**REPORTED PROPERTY
ADDRESS:**

2006 E Loma Vista Ave, Victoria, TX 77901

TERMS OF SALE:

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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.

WITNESS MY HAND on the 1st day of June, 2016.

Respectfully,

JACK O'BOYLE & ASSOCIATES

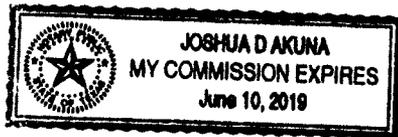


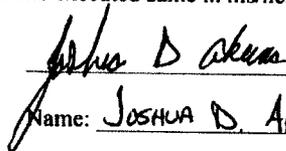
Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

STATE OF Texas

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on the 1 day of June, 2016 personally appeared Travis H. Gray, personally known to me (or proved to be on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed same in his/her authorized capacity.




Name: JOSHUA D. AKUNA

Notary Public in and for The State of TEXAS