

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE No. 8697
County Clerk, Victoria County, Texas

VICTORIA County Deed of Trust:

Dated: June 29, 2009

Amount: \$211,400.00

Grantor(s): GABRIEL L. LOPEZ and VALERIE LOPEZ

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. 200907142

Legal Description: BEING LOT NO. EIGHTEEN (18), IN BLOCK NO. TWO (2), OF OAK HAVEN ESTATES, AN ADDITION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 8, PAGES 114 A&B OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

Date of Sale: April 7, 2015 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

OSCAR CABALLERO OR DONNA CABALLERO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

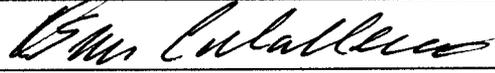
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

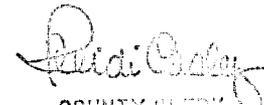
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as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

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-000715


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

FILED *ST*

2015 FEB 13 P 12:01


COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE No. 8698
County Clerk, Victoria County, Texas

VICTORIA County Deed of Trust:

Dated: March 16, 2011

Amount: \$130,350.00

Grantor(s): MARY L. SANDERS

Original Mortgagee: URBAN FINANCIAL GROUP INC.

Current Mortgagee: URBAN FINANCIAL OF AMERICA, LLC

Mortgagee Servicer and Address: c/o REVERSE MORTGAGE SOLUTIONS, INC., 2727 SPRING CREEK DRIVE, SPRING, TX 77373

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

Recording Information: Document No. 201103280

Legal Description: BEING THE EAST FIFTY SEVEN FEET (E 57') OF LOT NUMBER FOUR (4) AND THE WEST THIRTY THREE FEET (W 33') OF LOT NUMBER FIVE (5), IN BLOCK NUMBER THREE (3), OF CRESTWOOD SUBDIVISION, A SUBDIVISION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 21, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES

WHEREAS MARY L. SANDERS is deceased.

Date of Sale: April 7, 2015 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

OSCAR CABALLERO OR DONNA CABALLERO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

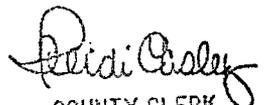
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

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

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2014-027902


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

FILED
aw
2015 FEB 19 A 8:27


HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

2014-027902KB



4511692

238 LIVE OAK LANE
VICTORIA, TX 77905

00000004530721

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 11, 2005 and recorded in Document CLERK'S FILE NO. 200508032 real property records of VICTORIA County, Texas, with TRACY GILLET AND KATHY GILLET, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

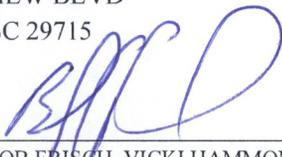
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TRACY GILLET AND KATHY GILLET, securing the payment of the indebtednesses in the original principal amount of \$118,240.00, and obligations therein described including but not limited to the promissory note and all modifications, 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 THREE (3), IN BLOCK NUMBER THREE (3), OF FOREST HAVEN, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 4 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



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 23 A 11:49

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: 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 June 28, 2013 and recorded in Document CLERK'S FILE NO. 201308567 real property records of VICTORIA County, Texas, with CLAY HENKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CLAY HENKE, securing the payment of the indebtednesses in the original principal amount of \$193,922.00, 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 as follows:

BEING THAT CERTAIN TRACT OF LAND DESIGNATED AS "COMMERCIAL AREA" AND LOTS NUMBER TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), AND TWENTY-NINE (29), BLOCK NUMBER ONE (1), OF FOREST HAVEN, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 4, PAGE 4, MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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, 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 23 A 11:50
Pecidi Osley
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: 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 March 28, 2013 and recorded in Document CLERK'S FILE NO. 201303961 real property records of VICTORIA County, Texas, with STANLEY DELGADO JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STANLEY DELGADO JR, securing the payment of the indebtednesses in the original principal amount of \$137,464.00, 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 FIVE R (5R), IN BLOCK NUMBER THREE (3), OF BELL TOWER UNIT I, RESUBDIVISION NO. 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 45, 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

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 23 A 11:51
Pedi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

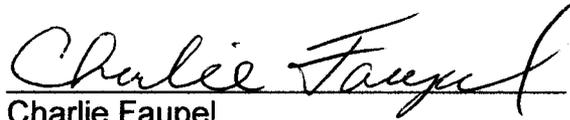
Pursuant to authority conferred upon me by that certain Deed of Trust executed by CYNTHIA SEARCH of Victoria County, Texas, dated May 1, 2010, and duly recorded at #201008698, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy 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, April 7, 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 13, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, 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 3 day of March 2015.

FILED


Charlie Faupel
Substitute Trustee

2015 MAR -5 P 3: 44


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by HECTOR G. SALINAS and AMANDA S. NEVAREZ of Victoria County, Texas, dated August 29, 2007 and duly recorded at #200807173, 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, April 7, 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 4:00 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 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 14 & 15, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, 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 3 day of March, 2015.

FILED

2015 MAR -5 P 3:44

DA
Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupel
Charlie Faupel
Substitute Trustee

FILE No. 8704
County Clerk, Victoria County, Texas

FILED

2015 MAR 10 P 4: 55

Notice of Trustee's Sale

Date: March 10, 2015

Trustee: Stephen A. Beal


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 July 17, 2011, from Maker, Mr. Jorge A. Vazquez and Mr. Dolores Vazquez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$50,400.00

Deed of Trust

Date: July 17, 2011

Recording Information: Filed on July 20, 2011, and recorded under document number 201107239 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jorge A. Vazquez and Mr. Dolores Vazquez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Six (6), in Block Number Twelve (12), of GREENBRIAR PLACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): April 7, 2015

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jesse Frieze and wife, Nicole Frieze of Victoria County, Texas, dated March 1, 2013, and duly recorded at #201306346, of the Official Records Instrument of Victoria County, Texas, I will, as Substitute 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, *April 7, 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 4:00 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 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 12, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, 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.

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.

EXECUTED this 9th day of March, 2015.

FILED

2015 MAR 12 P 3:18

Deidi Casley
COUNTY CLERK

Charlie Faupel
Charlie Faupel
Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Melissa A. Darling of Victoria County, Texas, dated May 1, 2013, and duly recorded at #201306343, of the Official Records Instrument of Victoria County, Texas, I will, as Substitute 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, *April 7, 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 4:00 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 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 17, Block 11, of SHADY OAKS SUBDIVISION, SECTION IV, 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.

NOTICE

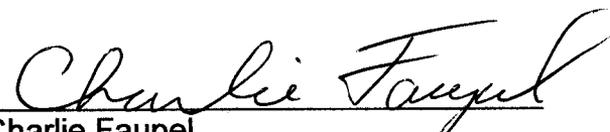
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

EXECUTED this 9th day of March, 2015.

FILED

2015 MAR 12 P 3:17


HEIDI ORSLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS


Charlie Faupel
Substitute Trustee

NOTICE OF FORECLOSURE SALE

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

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

Being One (1) acre of land more or less out of Farm Block No. One (1), Range 5, East Above Town of Victoria, and being all of the Two-acre tract of land conveyed to R.A. Rogan by P.P. Putney, by deed of date April 10, 1937 and recorded in Volume 156, Page 265, of the Deed Records of Victoria County, Texas, EXCEPTING to One acre tract conveyed by R.A. Rogan et ux to J. T. Plumer, by deed dated August 2, 1944, recorded in Volume 202, Page 482 and corrected in Volume 204, Page 398, Deed Records, Victoria County, Texas and EXCEPTING a 0.0064 acre tract of land conveyed by Bessie J. Garner to the City of Victoria by Deed dated July 19, 2005 and recorded as Instrument No. 200510213, in the Official Records of Victoria County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust (referred to herein as "deed of trust") dated June 3, 2011 and recorded in Instrument No. 201106339 of the Official Records of Victoria County, Texas.

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

Date: April 7, 2015

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the following location: at the patio area in front of the east door of the Victoria County Courthouse, facing Bridge Street, located at 115 North Bridge Street in the City of Victoria, Texas, at the Courthouse door of the Courthouse of Victoria County, Texas

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay 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 nature and extent of such matters, if any.

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by LORENA LONGORIA.

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note executed by LORENA LONGORIA, and payable to the order of BESSIE J. GARNER; (b) all renewals and extensions of the note; and (c) any and all other indebtedness of LORENA LONGORIA to BESSIE J. GARNER provided for under the deed of trust. BESSIE J. GARNER is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Bessie J. Garner at 925 County Road 1-G, Hallettsville, Lavaca County, Texas 77964.

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

Dated: March 13, 2015.



Adam T. Uszynski, Successor Trustee
111 S. Main Street
Victoria, Texas 77901
Telephone (361) 573-4344
Telecopier (361) 573-1040

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Victoria, Victoria County, Texas, and being more fully described by metes and bounds as follows:

Being two acres more or less, out of Farm Block No. 1, Range 5, E.A.T. and

Beginning at a point in the south line of Public road S. 85 W. 112.14 vs. from the N.E. corner of that certain 28.19 acres tract conveyed by L.E. Geistman et ux to W.V. Greer, by deed duly recorded in the deed records of Victoria County, Texas, of which this two acres is a part;

Thence S. 85 W. along the S. line of said road 60 vs. to stake which is the N.E. corner of that certain tract twelve acres conveyed, by W.V. Greer, to F.O. Schuestreit, by deed duly recorded in the Deed records of Victoria County Texas;

Thence S. 5 W. along the eastern line of said twelve acres 195 vs. to stake in same for corner;

Thence N. 85 E. 60 vs. to stake for corner,

Thence N. 5 W. 195 vs. to the place of beginning.

SAVE & EXCEPT TRACT I:

All that certain tract or parcel of land lying and being situate in Victoria, Victoria County, Texas, and being more fully described by metes and bounds as follows:

Being One acre of land out of Farm Block No. One (1) in Range No. Five (5) East above town; and

BEGINNING at a point in the South line of public road South 85 deg. West 142.14 varas from the Northeast corner of that certain 28.19 acres tract conveyed by L.E. Geistman et ux to W.V. Greer, by deed of date the 29th day of May, 1926, duly recorded in Volume 113, at page 298 of the Deed Records of Victoria County, Texas;

THENCE South 85 deg. West along the south line of said road, 30 varas to a stake which is the Northeast corner of that certain 12 acres conveyed by W.V. Greer, to F. O. Schustereit, by deed duly recorded in Volume 113, Page 309, of the Deed Records of Victoria County, Texas;

THENCE South 5 deg. East along the eastern line of said 12 acres tract, a distance of 194, varas to stake in same for corner;

THENCE North 85 deg. East 30 varas to stake for corner;

THENCE North 5 deg. West 195 varas to the place of beginning.

SAVE & EXCEPT TRACT 2.

STATE OF TEXAS}

Lone Tree Road

Parcel No. 32, Bessie (Neill) Garner, 0.0064 Acres

COUNTY OF VICTORIA}

FIELDNOTE DESCRIPTION for a 0.0064 acre tract of land out of and a part of a 1.00 acre tract located in Farm Lot 1, Block 1, Range 5, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, said 1.00 acre tract being the same land conveyed to Bessie (Neill) Garner, recorded in Volume 1203, Page 531 of the Deed Records of Victoria County, Texas, said 0.0064 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flag attached for the northwest corner of the said Garner 1.00 acre tract and the northeast corner of the Armando M. Aguilar, et ux 1.00 acre tract (Volume 1571, Page 329 Deed Records), same being on the southeastern right-of-way line of Lone Tree Road and being the northwest corner of this 0.0064 acre tract;

THENCE, N85°03'03"E, along the northwestern line of this 0.0064 acre tract and the northwestern boundary line of said Garner 1.00 acre tract and the said southeastern right-of-way line of Lone Tree Road, a distance of 83.35 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flag attached for the northeast corner of this 0.0064 acre tract and the northeast corner of the said Garner 1.00 acre tract and the northwest corner of the W. W. Newman 0.21 acre tract (Volume 1004, Page 697 Deed Records);

THENCE, S6°12'15"E, along the northeastern line of this 0.0064 acre tract and the northeastern boundary line of the said Garner 1.00 acre tract and the southwestern boundary line of the said Newman 0.21 acre tract, a distance of 3.40 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flag attached for the southeast corner of this 0.0064 acre tract, said corner being N6°11'15"W, 535.39 feet from a fence corner found for the southeast corner of the said Garner 1.00 acre tract;

THENCE, S85°05'27"W, along the southeastern line of this 0.0064 acre tract, a distance of 83.35 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flag attached for the southwest corner of this 0.0064 acre tract, same being on the southwestern boundary line of the said Garner 1.00 acre tract and the northeastern boundary line of the said Aguilar 1.00 acre tract, said corner being N6°15'17"W, 533.57 feet from a 3/4" iron pipe found for the southwest corner of the said Garner 1.00 acre tract;

THENCE, N6°12'34"W, along the southwestern line of this 0.0064 acre tract and the said southwestern boundary line of the Garner 1.00 acre tract and the northeastern boundary line of the said Aguilar 1.00 acre tract, a distance of 3.34

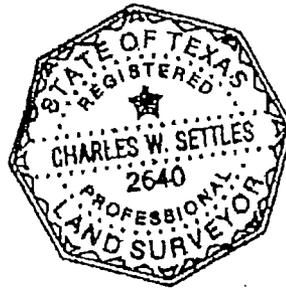
feet the POINT OF BEGINNING; CONTAINING within these metes and bounds
0.0064 acres (281 square feet) of land.

The foregoing metes and bounds are prepared from an on-the-ground survey on May 20, 2005
without the aid of a title report and are accompanied by a plat of even survey date.



C. W. Settles
Registered Professional Land Surveyor
Texas No. 2640

6/2/05



FILED

2015 MAR 13 P 2:07


COUNTY CLERK
VICTORIA COUNTY, TEXAS

1607 EAST ANAQUA
VICTORIA, TX 77901

HOME EQUITY POSTING

FILE No. 8708
County Clerk, Victoria County, Texas

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: 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 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.

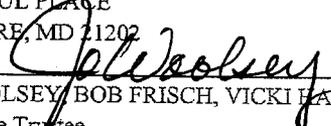
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAYMOND MARTINEZ AND SHEILA MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$48,468.22, and obligations therein described including but not limited to the promissory note and all modifications, 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 MAR 16 P 12:56


HEIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS20130162400091

Notice of [Substitute] Trustee 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: 04/07/2015

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

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

Property Address: 3102 Bobolink Ln, Victoria, TX 77901

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 08/22/2005 and recorded 08/26/2005 in **Document 200512089** real property records of Victoria county Texas, with Jeronimo Garcia and Virginia Garcia grantor(s) and New Century Mortgage Corporation, a Corporation .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Jeronimo Garcia and Virginia Garcia securing the payment of the indebtedness in the original principal amount of \$60,000.00, 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 New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT NUMBER TWENTY (20), IN BLOCK NUMBER TWO (2), OF MAYFAIR TERRACE SECTION 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

FILED

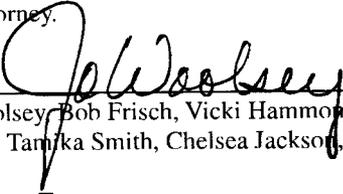
2015 MAR 16 P 12:58

Deirdre Cusley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC.**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**c/o Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
561-682-8000**

9. **Limitation of Damages:** 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.



Jo Woolsey, Bob Frisch, Vicki Hammonds or Jamie Steen or Chance Oliver, Bret Allen or Stephanie Spurlock, Laterrika Thompkins, Tanika Smith, Chelsea Jackson, Camisha Scott, Keisha Lyons or Melisa Jones

Substitute Trustee
C/o Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
ATTN: Trustee Department
Telephone: 855-427-2204
Fax: (866)-960-8298

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

2015 MAR 16 P 1:02

Jo Woolsey
COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: 03/25/2005
Grantor(s): EURA MAE TUCKER A SINGLE PERSON
Original Mortgagee: CITIFINANCIAL, INC
Original Principal: \$35,153.56
Recording Information: Instrument 200504980
Property County: Victoria
Property:

LOT NO. 5 (5) IN BLOCK NO. ELEVEN (11) OF MAYFAIR TERRACE, SECTION 15, ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOL. 1, PAGE 18 IN THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 3401 BOBOLINK ST, 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: CitiFinancial Servicing LLC
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiFinancial Servicing LLC
Mortgage Servicer Address: 1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of April, 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): 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.

Jo Woolsey

5. The material facts establishing Respondent'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.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. 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 7th day of January, 2015.



JUDGE PRESIDING

Return to:

Buckley Madole, P.C.
Attn: Home Equity Department
14841 Dallas Parkway, Suite 425
Dallas, TX 75254
Fax: (972) 643-6699

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 7th day of April, 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): 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.



FILED

2015 MAR 16 P 1:03



COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/07/2008
Grantor(s): ADRIAN JOHN LOPEZ, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$123,920.00
Recording Information: Instrument 200802788
Property County: Victoria
Property: BEING LOT NUMBERED TWENTY ONE (21), IN BLOCK NUMBER TEN (10), OF CIMARRON UNIT V, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 157, PAGE 157, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 713 TAOS DRIVE, VICTORIA, TX 77904

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: 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 7th day of April, 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): 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

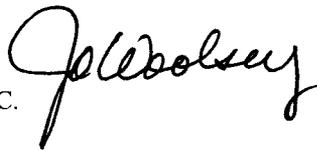
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



2015 MAR 16 P 1:04


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2015 MAR 16 P 1:06

THE STATE OF TEXAS
COUNTY OF VICTORIA

§
§
§

KNOW ALL MEN BY THESE PRESENTS:
D. David Smith
COUNTY CLERK
VICTORIA COUNTY, TEXAS

WHEREAS, on June 18, 2004, Jason Gamewell, ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to Stan Hubenak, as Trustee, the hereinbelow described property to secure Prosperity Bank, the successor by merger with FirstCapital Bank, ssb, in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 200408387, in the Official Public Records of Real Property of Victoria County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and Prosperity Bank, the successor by merger with FirstCapital Bank, ssb (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed L. David Smith as Substitute Trustee to enforce the Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Property at public auction to the highest bidder, for cash, on Tuesday, April 7, 2015. The earliest time at which the sale will occur shall be at 11:00 o'clock A.M. and it may take place not later than three hours after said time, and the sale shall take place in the area at the Victoria County Courthouse which has been designated as the area for foreclosures

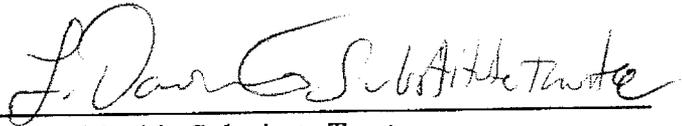
to take place, being the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Being 1.27 acres situated in and a part of the Juan Rene and Sons 1-1/4 League, Abstract No. 102, Victoria County, Texas, and being more fully described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein as if repeated verbatim.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

Dated this 3rd day of March, 2015.

A handwritten signature in black ink, appearing to read "L. David Smith, Substitute Trustee". The signature is written in a cursive style and is positioned above a horizontal line.

L. David Smith, Substitute Trustee
Chernosky, Smith, Ressler & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 622-1026
Email: smith@csrsllaw.com

EXHIBIT "A"

1.27 ACRE TRACT FIELDNOTE DESCRIPTION

STATE OF TEXAS
COUNTY OF VICTORIA

Being 1.27 acres situated in and a part of the Juan Rona and Sons 1-1/4 League, Abstract No. 102, Victoria County, Texas, and being the same as that certain 1.272 acre tract recorded in Volume 829, Page 877 of the Official Records of Victoria County, Texas. Said 1.27 acres is more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the South corner of this 1.27 acre tract, also being the South corner of said 1.272 acre tract;

THENCE, N 60°03'15" W (dead call = N 50°59' W, 160.00 feet) with the common line of this tract and the Northeast line of the Colato Creek Mobile Home Park recorded in Volume 1084, Page 851 of the Dead Records of Victoria County, Texas, at 75.00 feet passing a 5/8 inch iron rod found on line, a TOTAL DISTANCE of 150.24 feet to a 5/8 inch iron rod set for the West corner of this 1.27 acres;

THENCE, N 30°02'05" E (dead call = N 30°01' E, 359.00 feet) with the common line of this tract and a tract of land recorded in Volume 842, Page 308 of the Dead Records of Victoria County, Texas, at 280.58 feet passing a 5/8 inch iron rod found on line, a TOTAL DISTANCE of 359.10 feet to a 5/8 inch iron rod found for the North corner of this 1.27 acres;

THENCE, with Colato Creek as follows;

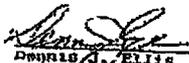
S 58°20'04" E a distance of 75.80 feet to a corner;

S 46°15'30" E (dead call = S 46°04' E, 75.42 feet) a distance of 75.47 feet to a 5/8 inch iron rod found for the East corner of this 1.27 acres;

THENCE, S 30°01'00" W (bearing reference line) with the common line of this tract and a 0.663 acre tract recorded in Volume 1280, Page 20 of the Dead Records of Victoria County, Texas, at 75.60 feet passing a 5/8 inch iron rod on line, a TOTAL DISTANCE of 378.17 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 1.27 acres;

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on December 7, 1999, and bearings are based on a dead recorded in Volume 829, Page 877 of the Dead Records of Victoria County, Texas.


Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736
Job No. 6033
(361) 573-3884

12-07-99
Date



CITIFINANCIAL SERVICING, LLC (CIF)
HEYSQUIERDO, LUANNA
2206 EAST MIMOSA, VICTORIA, TX 77901

CONVENTIONAL
Our File Number: 14-017750

FILE No. 8714
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 12, 2007, LUANNA HEYSQUIERDO, A SINGLE PERSON, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to M. BERNSEN, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **VICTORIA COUNTY, TX** and is recorded under Clerk's File/Instrument Number 200715697, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on January 26, 2015 under Cause No. 14-12-77322-B in the 135th Judicial District Victoria County, TEXAS.;

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 11:00AM 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:

LOT NUMBER TWENTY-SEVEN (27), IN BLOCK NUMBER THREE (3), OF TEMPLE HEIGHTS SUBDIVISION, SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 15, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 2206 EAST MIMOSA
VICTORIA, TX 77901
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC
Noteholder: CITIFINANCIAL SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
6400 LAS COLINAS BLVD
IRVING, TEXAS 75039

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.

FILED

2015 MAR 16 P 1:08

Reidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

OH

Splesolsey
SUBSTITUTE TRUSTEE
JO WOOLSEY OR BOB FRISCH OR VICKI
HAMMONDS OR ARNOLD MENDOZA OR JO
WOOLSEY OR W. D. LAREW OR W. L. LAREW OR
VICKI HAMMONDS
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.