FILE No. 8732
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
2015 APR 23 A 10: 11
COUNTY CLERK
VICTORIA COUNTY, TEXAS

VICTORIA County Deed of Trust:

Dated: December 21, 2011

Amount: $45,000.00

Grantor(s): KATHLEEN BARRERA

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

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

Recording Information: Document No. 201112810

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

Date of Sale: June 2, 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: 2015-002788

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

2015-002788cas

4521935

FILE No. 8733
County Clerk, Victoria County, Texas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/16/2009
Grantor(s): JUSTIN C WEAVER AND SPOUSE PAIGE L WEAVER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., A WYOMING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: $122,244.00
Recording Information: Instrument 200907768
Property County: Victoria
Property:
BEING LOT NUMBER SIX (6), IN BLOCK NUMBER ELEVEN (11), OF SHENANDOAH UNIT 2, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 70, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS
Reported Address: 118 CUMBERLAND GAP, VICTORIA, TX 77904

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of June, 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

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2015 APR 27 P 12: 28

Reidi Crosley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8734
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

Date: May 6, 2015

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 July 1, 2009, from Maker, Ms. Tammy Brown and Mr. Lenard Brown to Payee, BP-Residential, L.L.C., in the original principal amount of $46,700.00

Deed of Trust

Date: July 1, 2009

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

Grantor: Ms. Tammy Brown and Mr. Lenard Brown

Trustee: Stephen A. Beal

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

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

Date of Sale (first Tuesday of month): June 2, 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

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2015 MAY -7 P 12:54

COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT A

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

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

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

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

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

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

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PAVLICEK $23.00
VAL D. HUVAR ,COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8735
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

Date: May 6, 2015

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 March 23, 2012, from Maker, Mr. Juan Villareal and Ms. Veronica Ramirez to Payee, BP-Residential, L.L.C., in the original principal amount of $74,000.00

Deed of Trust

Date: March 23, 2012

Recording Information: Filed on April 4, 2012, and recorded under document number 201203499 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Juan Villareal and Ms. Veronica Ramirez

Trustee: Stephen A. Beal

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

Property: Legal DescriptionBEING LOT NUMBER ONE (1), IN CLOCK NUMBER ONE (1) OF MEIGS SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD VOLUME 287, PAGE 257, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale (first Tuesday of month): June 2, 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

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2015 MAY -7 P 12: 55

COUNTY CLERK
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 substitute 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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The re-posting or re-filing 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 (including voluntary and involuntary liens) 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, and ad valorem property taxes, assessments or other charges (including penalties, interest and fees, if applicable) for the current year and prior years (if any) due with regard to the Property (the "*Permitted Exceptions*"). 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 and tax records to determine the nature and extent of such matters, if any. **IN TEXAS, PURCHASERS OF FORECLOSURE PROPERTY BUY AT THEIR PERIL**.

Pursuant to the deed of trust, the beneficiary has the right to direct the trustee or any substitute 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 its "**AS IS**", "**WHERE IS**" condition, with "**ALL FAULTS**", and without any express or implied warranties, except as to the warranties of title (if any) provided for under the terms of the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. **By bidding, bidders agree to assume all risk of loss in connection with the condition of the Property (including the improvements, if any, located thereon), including, but not limited to whether the Property (including the improvements, if any, located thereon), is suitable or fit for a particular purpose or use or habitability. No representations are made by the undersigned concerning (a) the physical condition of the Property (including the improvements, if any, located thereon), (b) the soil**

conditions existing at the Property for any particular purpose or development potential, (c) the nature or quality of the construction, structural design and/or engineering of the improvements, if any, (d) the quality of labor and materials included in the improvements, if any, (e) the presence or absence of any hazardous substance or matter in or on the Property (including the improvements, if any, located thereon), (f) compliance of the Property (including the improvements, if any, located thereon) with applicable laws, regulations, or other governmental requirements including any and all laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to the health or the environment in effect in any and all jurisdictions in which the Property is located, or (g) the Permitted Exceptions.

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 substitute trustee.

5. ***Type of Sale***. The sale is a non-judicial deed-of-trust lien and security interest granted in the Note foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by original borrower.

The real property and Personal 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 indebtedness and obligations therein described (collectively, the "*Obligations*") including but not limited to: (a) the Note; (b) all renewals and extensions of the Note; and (c) any and all amounts being due under the terms of the Deed of Trust. **INVESTORS FINANCIAL LIMITED PARTNERSHIP**, an Idaho limited partnership is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

Questions concerning the sale may be directed to the undersigned; *however*, the undersigned has no knowledge of, and no opinions will be offered, or questions answered concerning the condition of the Property (including improvements, if any), or as to what Permitted Exceptions may affect the Property.

Dated: May 6, 2015.

Julian M. Moss, Jr., Substitute Trustee
1770 St. James Place, Suite 400
Houston, Texas 77056
Telephone (713) 993-9363

THE STATE OF TEXAS:

COUNTY OF HARRIS:

This instrument was acknowledged before me on the May 6, 2015, by Julian M. Moss, Jr., Substitute Trustee.

KAREN KAY BOLDING
Notary Public, State of Texas
My Commission Expires
March 04, 2017

Notary Public in and for the State of T E X A S

My Commission Expires:
3/4/17

FILED
2015 MAY -7 P 1:46
COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

BEING 2.00 acres of land situated in the Manuel Espeda Grant, Abstract 128 in Victoria County, Texas, and being a portion of that certain 200 acre tract of land (less Texas Highway Department right-of-way taking and found to be 196.439 acres by resurvey) conveyed to Joe Lee Evans, as trustee, from Mayo Angerstein by deed dated September 25, 1981 and recorded in Volume 1131, Page 781 of the Deed Records of Victoria County, Texas, said 2.00 acre tract of land being more fully described by metes and bounds as follows:

COMMENCING at an existing post in the Northwest right-of-way line of U. S. Highway 59 (as widened to 156.0 feet), said post being the most Eastern corner of the said Joe Lee Evans etal 196.439 acre tract of land, THENCE, S.62°39'04"W., a distance of 494.34 feet along the said Northwest right-of-way line of U. S. Highway 59 to an existing 5/8 inch iron rod at the intersection of the said Northwest right-of-way line of U. S. Highway 59 and the Northeast right-of-way line of a 60.0 foot wide roadway, locally known as Hunter's Circle, THENCE, N.45°00'00"W., a distance of 572.38 feet along said Northeast right-of-way line of Hunter's Circle to a 5/8 inch iron rod set for the most Southern corner of the herein described tract;

THENCE, N.45°00'00"W., a distance of 184.95 feet along said Northeast right-of-way line of Hunter's Circle to an existing 5/8 inch iron rod, said iron rod being the most Southern corner of that 3.00 acre tract of land conveyed out of the said Joe Lee Evans, etal 196.439 acre tract of land to W. W. Friebie, Jr. by deed recorded in Volume 1394, Page 124 of the Deed Records of Victoria County, Texas, said iron rod being the most Western corner of the herein described tract;

THENCE, N.45°00'00"E., a distance of 471.06 feet along the Southeast line of the said Friebie 3.00 acre tract of land to an existing 5/8 inch iron rod in the Northeast line of the said Joe Lee Evans, etal 196.439 acre tract of land, same being a line of that 367.68 acre tract of land described in that deed to Nulda Horadam recorded in Volume 193, Page 331 of the Deed Records of Victoria County, Texas, said 367.68 acre tract of land now owned by the Heirs of Victor Horadam, said iron rod being the most Eastern corner of the said Friebie 3.00 acre tract of land, said iron rod also being the most Northern corner of the herein described tract;

THENCE, S.45°00'00"E.(base bearing shown in Joe Lee Evans, etal deed), a distance of 184.95 feet along said Northeast line of the said Joe Lee Evans etal 196.439 acre tract of land, same being a line of the said Horadam 367.68 acre tract of land to a 5/8 inch iron rod set for the most Eastern corner of the herein described tract;

THENCE, S.45°00'00"W., a distance of 471.06 feet to the PLACE OF BEGINNING, containing within these metes and bounds 2.00 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas

May 07, 2015 01:59:54 PM

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FILE No. 8736
County Clerk, Victoria County, Texas

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 real and personal property (collectively referred to herein as the "*Property*") to be sold is described as follows:

> The property situated in Victoria County, Texas, being a part of the Manuel Zapeda Grant, Abstract No. 128, containing 2.00 acres of land, more or less, and more particularly described on Exhibit "A" attached hereto, reference which is hereby made for all purposes ("**Property**"), together with a manufactured home identified as a 14.0' by 76.0' Sherwood Mobile Home Label/Seal Number LOU0019443 and Serial Number LAW1246631 (the "**Personal Property**").

2. ***Instrument to be Foreclosed***. The instrument to be foreclosed is the Deed of Trust executed by Jose C. Galindo to John Griffin, Jr., Trustee for the benefit of Curtis Jay Grace and Mary Alice Grace recorded under Instrument No. 200606760 of the Official Records of Real Property of Victoria County, Texas (the "*Deed of Trust*").

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

Date: June 2, 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, Victoria, Texas, at the front of the East Door of the Courthouse Building located at 115 North Bridge Street, or in the area designated by the Commissions Court pursuant to Section 51.002 of the Texas Property Code for conducting foreclosure sales.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute 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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The re-posting or re-filing 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 (including voluntary and involuntary liens) 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, and ad valorem property taxes, assessments or other charges (including penalties, interest and fees, if applicable) for the current year and prior years (if any) due with regard to the Property (the "*Permitted Exceptions*"). 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 and tax records to determine the nature and extent of such matters, if any. **IN TEXAS, PURCHASERS OF FORECLOSURE PROPERTY BUY AT THEIR PERIL**.

Pursuant to the deed of trust, the beneficiary has the right to direct the trustee or any substitute 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 its "**AS IS**", "**WHERE IS**" condition, with "**ALL FAULTS**", and without any express or implied warranties, except as to the warranties of title (if any) provided for under the terms of the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. **By bidding, bidders agree to assume all risk of loss in connection with the condition of the Property (including the improvements, if any, located thereon), including, but not limited to whether the Property (including the improvements, if any, located thereon), is suitable or fit for a particular purpose or use or habitability. No representations are made by the undersigned concerning (a) the physical condition of the Property (including the improvements, if any, located thereon), (b) the soil**

conditions existing at the Property for any particular purpose or development potential, (c) the nature or quality of the construction, structural design and/or engineering of the improvements, if any, (d) the quality of labor and materials included in the improvements, if any, (e) the presence or absence of any hazardous substance or matter in or on the Property (including the improvements, if any, located thereon), (f) compliance of the Property (including the improvements, if any, located thereon) with applicable laws, regulations, or other governmental requirements including any and all laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to the health or the environment in effect in any and all jurisdictions in which the Property is located, or (g) the Permitted Exceptions.

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 substitute trustee.

5. ***Type of Sale***. The sale is a non-judicial deed-of-trust lien and security interest granted in the Note foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by original borrower.

The real property and Personal 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 indebtedness and obligations therein described (collectively, the "*Obligations*") including but not limited to: (a) the Note; (b) all renewals and extensions of the Note; and (c) any and all amounts being due under the terms of the Deed of Trust. **INVESTORS FINANCIAL LIMITED PARTNERSHIP**, an Idaho limited partnership is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

Questions concerning the sale may be directed to the undersigned; *however*, the undersigned has no knowledge of, and no opinions will be offered, or questions answered concerning the condition of the Property (including improvements, if any), or as to what Permitted Exceptions may affect the Property.

Dated: May 6, 2015.

Julian M. Moss, Jr., Substitute Trustee
1770 St. James Place, Suite 400
Houston, Texas 77056
Telephone (713) 993-9363

THE STATE OF TEXAS:

COUNTY OF HARRIS:

This instrument was acknowledged before me on the May 6, 2015, by Julian M. Moss, Jr., Substitute Trustee.

KAREN KAY BOLDING
Notary Public, State of Texas
My Commission Expires
March 04, 2017

Notary Public in and for the State of T E X A S

My Commission Expires:
3/4/17

FILED
2015 MAY -7 P 1:46
COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

BEING 2.00 acres of land situated in the Manuel Espeda Grant, Abstract 128 in Victoria County, Texas, and being a portion of that certain 200 acre tract of land (less Texas Highway Department right-of-way taking and found to be 196.439 acres by resurvey) conveyed to Joe Lee Evans, as trustee, from Mayo Angerstein by deed dated September 25, 1981 and recorded in Volume 1131, Page 781 of the Deed Records of Victoria County, Texas, said 2.00 acre tract of land being more fully described by metes and bounds as follows:

COMMENCING at an existing post in the Northwest right-of-way line of U. S. Highway 59 (as widened to 156.0 feet), said post being the most Eastern corner of the said Joe Lee Evans etal 196.439 acre tract of land, THENCE, S.62°39'04"W., a distance of 494.34 feet along the said Northwest right-of-way line of U. S. Highway 59 to an existing 5/8 inch iron rod at the intersection of the said Northwest right-of-way line of U. S. Highway 59 and the Northeast right-of-way line of a 60.0 foot wide roadway, locally known as Hunter's Circle, THENCE, N.45°00'00"W., a distance of 572.38 feet along said Northeast right-of-way line of Hunter's Circle to a 5/8 inch iron rod set for the most Southern corner of the herein described tract;

THENCE, N.45°00'00"W., a distance of 184.95 feet along said Northeast right-of-way line of Hunter's Circle to an existing 5/8 inch iron rod, said iron rod being the most Southern corner of that 3.00 acre tract of land conveyed out of the said Joe Lee Evans, etal 196.439 acre tract of land to W. W. Friebie, Jr. by deed recorded in Volume 1394, Page 124 of the Deed Records of Victoria County, Texas, said iron rod being the most Western corner of the herein described tract;

THENCE, N.45°00'00"E., a distance of 471.06 feet along the Southeast line of the said Friebie 3.00 acre tract of land to an existing 5/8 inch iron rod in the Northeast line of the said Joe Lee Evans, etal 196.439 acre tract of land, same being a line of that 367.68 acre tract of land described in that deed to Nulda Horadam recorded in Volume 193, Page 331 of the Deed Records of Victoria County, Texas, said 367.68 acre tract of land now owned by the Heirs of Victor Horadam, said iron rod being the most Eastern corner of the said Friebie 3.00 acre tract of land, said iron rod also being the most Northern corner of the herein described tract;

THENCE, S.45°00'00"E.(base bearing shown in Joe Lee Evans, etal deed), a distance of 184.95 feet along said Northeast line of the said Joe Lee Evans etal 196.439 acre tract of land, same being a line of the said Horadam 367.68 acre tract of land to a 5/8 inch iron rod set for the most Eastern corner of the herein described tract;

THENCE, S.45°00'00"W., a distance of 471.06 feet to the PLACE OF BEGINNING, containing within these metes and bounds 2.00 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas

May 07, 2015 01:59:54 PM

RONNIEO FEE: $36.00 201504830
N

HOME EQUITY POSTING

FILE No. 8737
County Clerk, Victoria County, Texas

3801 LONE TREE ROAD # A
VICTORIA,TX 77901

00000004668554

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: June 02, 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 22, 2005 and recorded in Document CLERK'S FILE NO. 200509261 real property records of VICTORIA County, Texas, with THOMAS L. LEE AND PAULA LEE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS L. LEE AND PAULA LEE, securing the payment of the indebtednesses in the original principal amount of $73,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

FILED
2015 MAY 11 P 1:24

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,
7105 CORPORATE DRIVE
PLANO, TX 75024

JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee
c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001

Reidi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas. 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 1.50 ACRE OF LAND SITUATED IN FARM LOT 2, BLOCK 2, RANGE 7 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 1.50 ACRES BEING ALL OF THAT 0.50 ACRE TRACT OF LAND CONVEYED TO THOMAS L. LEE AND WIFE, DONNA R. LEE BY DEED DATED 8/17/84 AND RECORDED IN VOLUME 1276, PAGE 332 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS AND ALL OF TRACT I (0.50 ACRE) AND ALL OF TRACT II CONVEYED TO THOMAS L. LEE ET UX PAULA LEE BY DEED DATED JUNE 21, 1996 AND RECORDED IN VOLUME 226, PAGE 141 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 1.50 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING ONE INCH PIPE IN THE EAST LINE OF THAT 50 FOOT WIDE ROADWAY EASEMENT (DESCRIBED IN TRACT III TO THOMAS L. LEE ET UX IN VOLUME 226, PAGE 141) AND LOCALLY KNOWN AS CARAVILLE STREET, SAID PIPE BEING THE MOST NORTHWESTERN CORNER OF THE LEE TRACT I (VOLUME 226, PAGE 141, OFFICIAL RECORDS) SAME BEING THE MOST SOUTHWESTERN CORNER OF THAT 0.50 ACRE TRACT OF LAND CONVEYED TO ALFRED ESPINOZA BY DEED RECORDED IN VOLUME 979, PAGE 17 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID PIPE AND PLACE OF BEGINNING ALSO BEING THE MOST NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 85 DEG. 01' 00" EAST, A DISTANCE OF 142.00 FT. ALONG THE NORTH LINE OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE SOUTH LINE OF THE ESPINOZA 0.50 ACRE TRACT OF LAND TO AN EXISTING ONE INCH IRON PIPE, SAID PIPE BEING THE MOST NORTHEASTERN CORNER OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE MOST SOUTHEASTERN CORNER OF THE SAID ESPINOZA 0.50 ACRE TRACT OF LAND, SAID PIPE ALSO BEING THE MOST NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 04 DEG. 08' 00" EAST, A DISTANCE OF 460.14 FT. ALONG THE EAST LINE OF THE LEE THREE 0.50 ACRE TRACT OF LAND, SAME BEING THE WEST LINE OF THAT TRACT OF LAND OWNED BY FRED W. SANDHOP JR. TO AN EXISTING 1/2 INCH IRON PIPE, SAID PIPE BEING THE MOST SOUTHEASTERN CORNER OF THE LEE 0.50 ACRE TRACT (VOLUME 1276, PAGE 332) SAME BEING THE MOST NORTHEASTERN CORNER OF THAT 1.17 ACRE TRACT OF LAND CONVEYED TO E.W. HOPKINS BY DEED RECORDED IN VOLUME 782, PAGE 644 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID PIPE ALSO BEING THE MOST SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 85 DEG. 01' 00" WEST, A DISTANCE OF 142.00 FT. ALONG THE SOUTH LINE OF THE LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF THE HOPKINS 1.17 ACRE TRACT OF LAND, TO AN EXISTING ONE INCH PIPE IN THE EAST LINE OF CARAVILLE STREET, SAID PIPE BEING THE MOST SOUTHWESTERN CORNER OF THE SAID LEE 0.50 ACRE TRACT OF LAND, SAME BEING THE MOST NORTHWESTERN CORNER OF THE SAID HOPKINS 1.17 ACRE TRACT OF LAND, SAID PIPE ALSO BEING THE MOST SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 04 DEG. 08' 00" WEST, (BASE BEARING SHOWN IN LEE DEEDS) A DISTANCE OF 460.14 FT. ALONG THE EAST LINE OF CARAVILLE STREET, SAME BEING THE WEST LINE OF THE LEE THREE 0.50 ACRE TRACTS TO THE PLACE OF BEGINNING. CONTAINING WITHIN THESE METES AND BOUNDS 1.50 ACRES OF LAND, MORE OR LESS.

ROADWAY EASEMENT

IN ADDITION TO THE ABOVE DESCRIBED 1.50 ACRE TRACT OF LAND THE RIGHT TO USE THAT 50 FOOT WIDE ROADWAY EASEMENT AS DESCRIBED AND GRANTED TO THOMAS L. LEE AS TRACT III IN VOLUME 226, PAGE 141 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS IS ALSO HEREBY GRANTED.

ROAD EASEMENT

THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING IN AND ALONG A CERTAIN WAY, IN VICTORIA COUNTY, TEXAS DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND SITUATED IN FARM LOT 2, BLOCK 2, RANGE 7 EAST ABOVE TOWN IN THE ORIGINAL FOUR

LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, THE SAME BEING A PORTION OF THAT 10.08 ACRE TRACT OF LAND SET APART, GRANTED, RELEASED AND CONFIRMED UNTO CATHERINE N. ANDERS, WIFE OF ADOLPH E. ANDERS, BY DEED OF PARTITION FROM NELL C, HOPKINS ET AL, TO EDWARD P. DILLON, ET AL DATED THE 24TH DAY OF SEPTEMBER, 1948, AND RECORDED IN VOLUME 235, PAGE 603 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS (THE SAID CATHERINE N. ANDERS 10.08 ACRE TRACT OF LAND BEING REFERRED TO IN SAID DEED OF PARTITION AS PARTITION TRACT NO. 2) AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOR CORNER IN THE NORTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND, THE SAID PLACE OF BEGINNING NORTH 85 DEG. 01' EAST A DISTANCE OF 523.78 FEET FROM A CONCRETE MONUMENT AT THE NORTHWESTERLY CORNER OF SAID FARM LOT NO. 2;

THENCE SOUTH 04 DEG. 08' EAST A DISTANCE OF 1316.3 FEET PARALLEL TO THE EASTERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER IN THE SOUTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND;

THENCE SOUTH 85 DEG. 01' WEST A DISTANCE OF 50.0 FEET ALONG THE SOUTHERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER;

THENCE NORTH 04 DEG. 08' WEST A DISTANCE OF 1316.3 FEET PARALLEL TO THE EASTERLY LINE OF SAID 10.08 ACRE TRACT OF LAND TO AN IRON STAKE FOR CORNER IN THE NORTHERLY LINE OF SAID 10.08 ACRE TRACT OF LAND, THE SAME BEING THE NORTHERLY LINE OF SAID FARM LOT NO. 2;

THENCE NORTH 85 DEG. 01' EAST A DISTANCE OF 50.00 FEET ALONG THE NORTHERLY LINE OF SAID ANDERS 10.08 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING, AND CONTAINING 1.51 ACRES OF LAND. MORE OR LESS.

1711 BOWIE STREET
VICTORIA, TX 77901

FILE No. 8738
County Clerk, Victoria County, Texas

00000004782090

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: June 02, 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, 2004 and recorded in Document CLERK'S FILE NO. 200408811 real property records of VICTORIA County, Texas, with ROGELIO R. ARREDONDO, grantor(s) and COLDWELL BANKER MORTGAGE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by ROGELIO R. ARREDONDO, securing the payment of the indebtednesses in the original principal amount of $50,343.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described 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. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

FILED
on
2015 MAY 11 P 1:26
Reidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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:_____

NOS00000004782090

NSTS3SIG.rpt - (03/30/2015) - Ver-40

EXHIBIT "A"

BEING LOT NUMBER SEVENTEEN (17) IN BLOCK NUMBER FOUR (4) OF INWOOD TERRACE, SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 394, PAGE 20, DEED RECORDS, VICTORIA COUNTY, TEXAS.

390 PARK AVENUE
VICTORIA, TX 77904

FILE No. 8739
County Clerk, Victoria County, Texas

00000005121389

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: June 02, 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 January 06, 1999 and recorded in Document CLERK'S FILE NO. 199900371 real property records of VICTORIA County, Texas, with AMY KALMUS AND JOSEPH KALMUS, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by AMY KALMUS AND JOSEPH KALMUS, securing the payment of the indebtednesses in the original principal amount of $110,250.00, 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 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
ONE HOME CAMPUS
DES MOINES, IA 50328

FILED
2015 MAY 11 P 1:28
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____

NOS00000005121389

EXHIBIT "A"

SURFACE ONLY IN AND TO LOT SIXTEEN (16), BLOCK ONE (1), IN NORTH PARK ESTATES NO. 1, AN ADDITION TO THE COUNTY OF VICTORIA, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 346, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

3607 LONE TREE ROAD
VICTORIA, TX 77901

FILE No. 8740
County Clerk, Victoria County, Texas

00000005122569

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: June 02, 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 30, 2005 and recorded in Document CLERK'S FILE NO. 200509785 real property records of VICTORIA County, Texas, with FIDEL N. MONGE AND MYRNA TEJEDA SILVA, grantor(s) and LONG BEACH MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by FIDEL N. MONGE AND MYRNA TEJEDA SILVA, securing the payment of the indebtednesses in the original principal amount of $13,160.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST AMERICAN FUNDING, 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. MORTGAGE DEFAULT SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MORTGAGE DEFAULT SERVICES
2608 WEST HOWESDALE ROAD
SPOKANE, WA 99208

FILED
2015 MAY 11 P 1:29
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____

NOS00000005122569

NSTS3SIG.rpt - (03/30/2015) - Ver-40

EXHIBIT "A"

BEING A 0.549 ACRE TRACT OF LAND SITUATED IN FARM LOT 3, BLOCK 2, RANGE 6 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 0.549 ACRE TRACT OF LAND BEING THAT SAME 0.546 ACRE (FOUND TO BE 0.549 ACRE BY RESURVEY) CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OCTOBER 1, 2002, AMONG CREDIT BASED ASSET SERVICING AND SECURITIZATION, LLC PPTABS, LLC LITTON LOAN SERVICING LP AND U.S. BANK NATIONAL ASSOCIATION PPT ASSET-BACKED CERTIFICATES SERIES 2002-1 WITHOUT RECOURSE BY INSTRUMENT NO. 200503791 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.549 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF LONE TREE ROAD (55.6 FEET IN WIDTH) SAID IRON ROD BEARS N. 84 DEGREES 55' 00" E., A DISTANCE OF 80.00 FEET FROM THE NORTHEAST CORNER OF CEDAR SUBDIVISION (VOL. 6 PAGE 363 MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS) SAID IRON ROD BEING THE NORTHWEST CORNER OF THE SAID 0.546 ACRE TRACT OF LAND, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N. 84 DEGREES 55' 00" E, (BASE BEARING SHOWN ON RECORDED PLAT) A DISTANCE OF 81.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF LONE TREE ROAD, TO A 5/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF THE SAID 0.546 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 03 DEGREES 58' 00 E, A DISTANCE OF 295.20 FEET ALONG THE EAST LINE OF THE SAID 0.546 ACRE TRACT OF LAND TO AN EXISTING IRON ROD FOUND IN THE NORTH LINE OF THE VICTORIA INDEPENDENT SCHOOL DISTRICT O'CONNOR ELEMENTARY SCHOOL CAMPUS SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE SAID 0.546 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S. 84 DEGREES 55' 00" W, A DISTANCE OF 81.00 FEET ALONG THE NORTH LINE OF THE O'CONNER ELEMENTARY SCHOOL CAMPUS, SAME BEING THE SOUTH LINE OF THE SAID 0.546 ACRE TRACT OF LAND TO AN EXISTING CHAIN LINK FENCE PIPE CORNER POST, SAID PIPE POST BEING THE SOUTHWEST CORNER OF THE SAID 0.546 ACRE TRACT OF LAND, SAID POST ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N. 03 DEGREES 58' 00" W A DISTANCE OF 295.20 FEET ALONG THE WEST LINE OF THE SAID 0.546 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.549 ACRE OF LAND. (THE TOPS OF ALL 5/8 INCH IRON RODS SET WERE CAPPED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED "BALUSEK-FRANKSON AND ASSOCIATES, INC., VICTORIA, TEXAS).

SAVE AND EXCEPT THE FOLLOWING:

A 0.0321 ACRE TRACT OF LAND OUT OF AND A PART OF A 0.546 ACRE TRACT LOCATED IN FARM LOT 3, BLOCK 2, RANGE 6, EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 0.546 ACRE TRACT BEING THE SAME LAND CONVEYED TO U.S. BANK NA, RECORDED IN INSTRUMENT NO. 200503791 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.0321 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID U.S. BANK 0.546 ACRE TRACT AND THE NORTHEAST CORNER OF THE IVAN W. NAJVAR, ET UX 0.546 ACRE TRACT (VOLUME 655, PAGE 324 OF THE DEED RECORDS). SAME BEING ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LONE TREE ROAD AND BEING THE NORTHWEST CORNER OF THIS 0.0321 ACRE TRACT;

THENCE N84 DEG 51' 02" E, ALONG THE NORTHWESTERN LINE OF THIS 0.0321 ACRE TRACT AND THE NORTHWESTERN BOUNDARY LINE OF SAID U.S. BANK NA 0.546 ACRE TRACT AND THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LONE TREE ROAD, A DISTANCE OF 81.10 FEET TO A 5/8" STEEL ROD FOUND FOR THE NORTHEAST CORNER OF THIS 0.0321 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID U.S. BANK NA 0.546 ACRE TRACT AND THE NORTHWEST CORNER OF THE JEFFREY ALLAN WILLIAMS, ET UX 1.00 ACRE TRACT (VOLUME 70, PAGE 56 OF THE OFFICIAL RECORDS);

THENCE S 3 DEG 50' 44" E, ALONG THE NORTHEASTERN LINE OF THIS 0.0321 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE SAID U.S. BANK NA 0.546 ACRE TRACT AND THE SOUTHWESTERN BOUNDARY LINE OF THE SAID WILLIAMS 1.00 ACRE TRACT, A DISTANCE OF 17.32 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE SOUTHEAST CORNER OF THIS 0.0321 ACRE TRACT;

THENCE S 84 DEG 57' 46" W, ALONG THE SOUTHEASTERN LINE OF THIS 0.0321 ACRE TRACT, A DISTANCE OF 81.10 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE SOUTHWEST CORNER OF THIS 0.0321 ACRE TRACT, SAID CORNER BEING ON THE SOUTHWESTERN BOUNDARY LINE OF THE SAID U.S. BANK NA 0.546 ACRE TRACT AND THE NORTHEASTERN BOUNDARLY LINE OF THE SAID NAJVAR 0.546 ACRE TRACT, SAID CORNER ALSO BEING N 3 DEG 50' 40" W, 277.92 FEET FROM A 3/8" STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID U.S. BANK NA 0.546 ACRE TRACT;

THENCE N 3 DEG 50' 40" W, ALONG THE SOUTHWESTERN LINE OF THIS 0.0321 ACRE TRACT AND THE SAID SOUTHWESTERN BOUNDARY LINE OF THE SAID U.S. BANK NA 0.546 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE SAID NAJVAR 0.546 ACRE TRACT, A DISTANCE OF 17.16 FEET TO THE POINT OF BEGINNING,

CONTAINING WITHIN THESE METES AND BOUNDS 0.0321 ACRES (1,398 SQUARE FEET) OF LAND, BEING THE SAME PROPERTY CONVEYED TO THE CITY OF VICTORIA IN DEEDS RECORDED UNDER INSTRUMENT NO. 200603984 AND INSTRUMENT NO. 200615255, OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS.

NOS00000005122569

FILE No. 8741
County Clerk, Victoria County, Texas

Our File Number: 15-03219
Name: CHRIS OLGUIN AND WIFE SHELLY OLGUIN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on or about AUGUST 26, 2003, CHRIS OLGUIN AND WIFE SHELLY OLGUIN, executed a Deed of Trust/Security Instrument conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR MATRIX FINANCIAL SERVICES CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 200312601, in the DEED OF TRUST OR REAL PROPERTY records of **VICTORIA** COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust /Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **JUNE 2, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **VICTORIA** COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows:

BEING ALL OF LOT NO SEVENTEEN (17), IN BLOCK NO FIVE (5), OF TANGERINE UNIT II, A SUBDIVISION OF THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 6, PAGE 180, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address:	134 CABANA DRIVE VICTORIA, TX 77901
Mortgage Servicer:	BANK OF AMERICA, N.A.
Noteholder:	BANK OF AMERICA, N.A. 7105 CORPORATE DRIVE PLANO, TX 75024-4100

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.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this day, May 11, 2015.

Jo Woolsey

Jo Woolsey, Bob Frisch, Vicki Hammonds, or
Jamie Steen, Substitute Trustee

Marinosci Law Group PC
Marinosci & Baxter
14643 Dallas Pkwy, Suite 750
Dallas, TX 75254
(972) 331-2300

FILED
2015 MAY 11 P 1:34

Reici Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

A-M/Mosqueda 17201

FILE No. 8742
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 11, 2015

NOTE:

DATE: March 17, 2009
AMOUNT: $54,000.00
MAKER: David Mosqueda, Sr.
PAYEE: SSAO Limited Partnership

DEED OF TRUST:

DATE: March 17, 2009
GRANTOR: David Mosqueda, Sr., and wife, Mariselda R. Mosqueda
BENEFICIARY: SSAO Limited Partnership
COUNTY WHERE PROPERTY IS LOCATED: Victoria
TRUSTEE: John Griffin, Jr.
RECORDING INFORMATION: Document No. 200902950, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Being Lot Number Ten (10), in Block Number Eleven (11), of Akers Subdivision No. 2, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 7 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: David Mosqueda, Sr., and wife, Mariselda R. Mosqueda

SUBSTITUTE TRUSTEE: Jo Woolsey or Bob Frisch or Vicki Hammonds or Jamie Steen or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, Suite 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
January 4, 2014, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
Patio area in front of the east door of the Victoria County Courthouse at 115 North Bridge Street, Victoria, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.

Jo Woolsey

Jo Woolsey or Bob Frisch or Vicki Hammonds
or Jamie Steen or David Garvin, Substitute Trustee

FILED
on
2015 MAY 11 P 1:38

Peidi Pirsley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8743
County Clerk, Victoria County, Texas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/20/2003
Grantor(s): JACOB VALDEZ AND ZANDRA VALDEZ, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: $84,979.00
Recording Information: Instrument 200302652 ; re-filed under Instrument 200406279
Property County: Victoria
Property:

THE SURFACE ONLY OF A TRACT OR PARCEL OF LAND CONTAINING ONE (1.0) ACRES OF LAND, MORE OR LESS, SITUATED IN AND BEING A PART OF THE JAMES QUINN SURVEY, ABSTRACT 282, VICTORIA COUNTY, TEXAS, AND BEING ALSO A PART OF THAT CERTAIN 25.6 ACRES AWARDED TO THE MINOR HEIRS OF GLOVER GIRDY BY DEED OF PARTITION OF THE ISAAC AND ROSINA GIRDY LAND, WHICH DEED IS OF RECORD IN VOLUME 123, PAGE 480 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.
THIS ONE ACRE, MORE OR LESS, IS THE THIRD TRACT NORTHWEST OF THAT CERTAIN 1.0 ACRE TRACT CONVEYED TO VICTORIA COUNTY INDEPENDENT SCHOOL DISTRICT NO. 7, BY DEED DATED NOVEMBER 9, 1917, OF RECORD IN VOLUME 85, PAGE 453. FROM THIS 1.0 ACRE TRACT A STRIP WAS SOLD BY THE SAID SCHOOL DISTRICT IN VICTORIA COUNT, FOR WIDENING ROAD, VOLUME 276, PAGE 1, AND THE BALANCE WAS SOLD TO OSCAR SMALL BY DEED OF RECORD IN VOLUME 502, PAGE 162, ALL DEED OF RECORD IN THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

THE ONE (1.0) ACRE, MORE OR LESS NOW BEING CONVEYED IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET 208.6 FEET, NORTH 34 DEGREES 30 MINUTES WEST FROM THE NORTH CORNER OF THE SAID OSCAR SMALL TRACT, SAID PIPE MARKS THE NORTH CORNER OF A ONE-HALF ACRE TRACT RECENTLY CONVEYED TO ALBERT RIOS ET UX, OFF GLOVER GIRDY HEIRS TRACT, AND ALSO THE EAST CORNER OF THIS TRACT;

THENCE WITH THE COMMON LINE OF THIS AND THE SAID RIOS TRACT SOUTH 55 DEGREES WEST, AT 189.0 FEET IS A 5/8 INCH IRON ROD SET AT THE EAST BOUNDARY OF A 40-FOOT ROAD AND AT A TOTAL OF 213.9 FEET IS THE SOUTH CORNER OF THIS TRACT AND THE WEST CORNER OF THE SAID RIOS TRACT;

THENCE WITH THE SAID ROAD NORTH 34 DEGREES 30 MINUTES WEST 208.7 FEET IS THE WEST CORNER OF THIS ONE-ACRE TRACT;

THENCE NORTH 55 DEGREES 00 MINUTES EAST AT 24.9 FEET IS A PIPE AT THE EAST BOUNDARY OF SAID 40-FOOT ROAD AND AT A TOTAL OF 213.9 FEET IS THE NORTH CORNER OF THIS ONE-ACRE TRACT;

THENCE SOUTH 34 DEGREES 30 MINUTES EAST 208.7 FEET IS THE PLACE OF BEGINNING CONTAINING 1.0 ACRE, MORE OR LESS, 0.12 ACRE BEING IN THE SAID ROAD.

Reported Address: 103 GIRDY 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: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2004-R2
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2004-R2
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of June, 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,

Jo Woolsey

Buckley Madole, P.C.

FILED

2015 MAY 11 P 1:41

Heidi Gasley

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8744
County Clerk, Victoria County, Texas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/26/1999
Grantor(s): DUNCAN J. CAMERON AND NORMA J. CAMERON, HUSBAND AND WIFE
Original Mortgagee: NORWEST MORTGAGE, INC.
Original Principal: $75,256.00
Recording Information: Instrument 199901495
Property County: Victoria
Property:

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER FOUR (4), OF FLEETWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 28, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Reported Address: 112 LEXINGTON LANE, 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: The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee for GSMPS Mortgage Loan Trust 2002-1
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee for GSMPS Mortgage Loan Trust 2002-1
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of June, 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,

Jo Woolsey

Buckley Madole, P.C.

FILED
2015 MAY 11 P 1:41

Peggi Casey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8745
County Clerk, Victoria County, Texas

FILED
2015 MAY 11 PM 1:38
COUNTY CLERK
VICTORIA COUNTY, TEXAS

C&S No. 44-15-1003 / Conventional / No
BSI Financial Services

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: August 16, 2007

Grantor(s): Juan Flores, a married person

Original Trustee: CTC Real Estate Services

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Countrywide Bank, FSB, its successors and assigns

Recording Information: Clerk's File No. 200710918, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Ventures Trust 2013-I-H-R, by MCM Capital Partners, LLC, its trustee

Mortgage Servicer: BSI Financial Services, National Association whose address is C/O 7500 Old Georgetown Road, Suite 1350 Bethesda, MD 20814 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 06/02/2015 **Earliest Time Sale Will Begin:** 11:00 AM

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

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

Legal Description:
BEING LOTS NUMBERS EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), IN BLOCK NUMBER TWO (2), OF GLENVIEW ESTATES SECTION I, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 47 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

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

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

4524234

A-M/Mosqueda 17201

FILE No. 8746
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
2015 MAY 12 P 2:01
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DATE: May 11, 2015

NOTE:
DATE: March 17, 2009
AMOUNT: $54,000.00
MAKER: David Mosqueda, Sr.
PAYEE: SSAO Limited Partnership

DEED OF TRUST:
DATE: March 17, 2009
GRANTOR: David Mosqueda, Sr., and wife, Mariselda R. Mosqueda
BENEFICIARY: SSAO Limited Partnership
COUNTY WHERE PROPERTY IS LOCATED: Victoria
TRUSTEE: John Griffin, Jr.
RECORDING INFORMATION: Document No. 200902950, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Being Lot Number Ten (10), in Block Number Eleven (11), of Akers Subdivision No. 2, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 7 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: David Mosqueda, Sr., and wife, Mariselda R. Mosqueda

SUBSTITUTE TRUSTEE: Jo Woolsey or Bob Frisch or Vicki Hammonds or Jamie Steen or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, Suite 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
June 2, 2015, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
Patio area in front of the east door of the Victoria County Courthouse at 115 North Bridge Street, Victoria, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.

Jo Woolsey or Bob Frisch or Vicki Hammonds
or Jamie Steen or David Garvin, Substitute Trustee