

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE No. 8577
County Clerk, Victoria County, Texas

VICTORIA County Deed of Trust:

Dated: March 30, 2011

Amount: \$99,900.00

Grantor(s): MICHAEL GONZALES

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. 201103296

Legal Description: BEING THE SOUTH ONE-HALF (S 1/2) LOT NUMBER FOUR (4) AND ALL OF LOT NUMBER FIVE (5), IN BLOCK NUMBER ONE (1), OF BROWNSON ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 11 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: August 5, 2014 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: 2014-021796


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

FILED
aw
2014 JUN 26 A 9:44

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/22/2005
Grantor(s): JOSEPH MARC KING AND SPOUSE, MICHELLE RENEE KING
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$95,004.00
Recording Information: Instrument 200516164
Property County: Victoria
Property: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER TWELVE (12), OF TANGLEWOOD SECTION V, 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 51 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 410 MAPLEWOOD DRIVE, 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: CitiMortgage, Inc.
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiMortgage, Inc.
Mortgage Servicer Address: 1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of August, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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


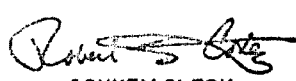
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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

Very truly yours,

Buckley Madole, P.C.



FILED

2014 JUN 30 A 8:59

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/24/2010
Grantor(s): TORIBIO AGUIRRE MARTINEZ, DECEASED
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$83,870.00
Recording Information: Instrument 201004837
Property County: Victoria
Property:

BEING 0.263 ACRE OF LAND SITUATED IN FARM LOT 4, BLOCK A, EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND BEING ALL OF THAT 0.263 ACRE TRACT OF LAND CONVEYED TO VICTOR L. KOCIAN JR. AND RECORDED IN VOLUME 275, PAGE 737 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS SAID 0.263 ACRE OF LAND BEING MORE FULLY DESCRIBED METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN EXISTING 5/8 INCH IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF JUAN LINN STREET AND THE WEST RIGHT-OF-WAY LINE OF HUMMEL STREET, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE SAID 0.263 ACRE TRACT OF LAND, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, THENCE, NORTH 69 DEGREES 44 MINUTES 38 SECONDS WEST, A DISTANCE OF 69.90 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF JUAN LINN STREET, WHICH IS ALSO THE SOUTH LINE OF THE SAID 0.263 ACRE TRACT OF LAND TO AN EXISTING IRON ROD MARKING THE SOUTHWEST CORNER OF THE SAID 0.263 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE, NORTH 19 DEGREES 16 MINUTES 00 SECOND EAST, A DISTANCE OF 163.83 FEET ALONG THE WEST LINE OF THE SAID 0.263 ACRE TRACT OF LAND TO AN EXISTING 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE SAID 0.263 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 69 DEGREES 44 MINUTES 38 SECONDS EAST, A DISTANCE OF 69.90 FEET ALONG THE NORTH LINE OF THE SAID 0.263 ACRE TRACT OF LAND TO AN EXISTING IRON ROD MARKING THE NORTHEAST CORNER OF THE SAID 0.263 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF HUMMEL STREET, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 19 DEGREES 16 MINUTES 00 SECONDS WEST, (REFERENCE BEARING IS MONUMENT MAP OF THE CITY VICTORIA), A DISTANCE OF 163.83 FEET ALONG THE EAST LINE OF THE SAID 0.263 ACRE TRACT OF LAND, SAME BEING THE WEST RIGHT-OF-WAY LINE OF HUMMEL STREET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.263 ACRES OF LAND.

Reported Address: 1308 E JUAN LINN STREET, 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: Wells Fargo Bank , N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank , N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of August, 2014
Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

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

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

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Oscar Caballero or Donna Caballero, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez

FILED
2014 JUN 30 A 8:59
Robert [Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

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

Very truly yours,

Buckley Madole, P.C.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that, WHEREAS, on August 9, 2013, **GRANT J. GEORGE AND DEBORAH L. GEORGE** ("Grantors") executed a Deed of Trust, Security Agreement and Financing Statement ("Deed of Trust") to the Trustee therein named for the benefit of **GROTHUES FINANCIAL, LTD.** ("Beneficiary"), covering the hereinafter described property (the "Property"), which Deed of Trust is recorded under Document No. 201310068 of the Victoria County Official Records; and

WHEREAS, default has occurred in the covenants of said Deed of Trust and the full indebtedness secured by said Deed of Trust is now due and payable; and

WHEREAS, the Beneficiary has requested the undersigned to act as Substitute Trustee in accordance with the terms of the Deed of Trust; and

WHEREAS, the Beneficiary has requested the undersigned to sell said Property to satisfy the indebtedness secured by the Deed of Trust;

NOW, THEREFORE, I, **BARRY G. BENTON**, OR **ZACHARY J. FANUCCHI** OR **ANTHONY CRUZ**, the undersigned Substitute Trustee as aforesaid, give Notice that I will, after Notice as required by the Deed of Trust and by law, sell at public vendue to the highest bidder for cash, at the place designated for public foreclosure auctions by the Commissioners of Victoria County, Texas, no earlier than 10:00 o'clock p.m. and no later than 1:00 o'clock p.m. on the 5th day of August, 2014 the Property covered by the Deed of Trust and more particularly described on Exhibit A attached hereto.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE BENEFICIARY OR SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN,

OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY.

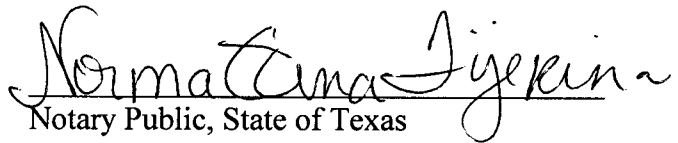
WITNESS MY HAND this 3rd day of July, 2014.



Barry G. Benton
Substitute Trustee

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 3rd day of July, 2014, by Barry G. Benton, Substitute Trustee.


Notary Public, State of Texas

FILED

2014 JUL -7 P 2:42


COUNTY CLERK
VICTORIA COUNTY, TEXAS