

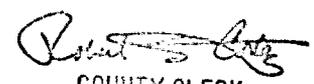
Notice of Trustee's Sale

FILED

Date: September 15, 2014

2014 SEP 22 P 1:08

Trustee: Clay E. Morgan


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 01/31/2014, in the original principal amount of \$72,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 01/31/2014, executed by Rachel K. Shafer & Brandon H Shafer to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201401197 of the Official Public Records of Victoria County, Texas

Property: (Tract 5) 8.988 acre tract of land out of the Indianola Railroad Company Survey No. 9, A-190, Victoria County, Texas.

Date of Sale (first Tuesday of month): October 7, 2014

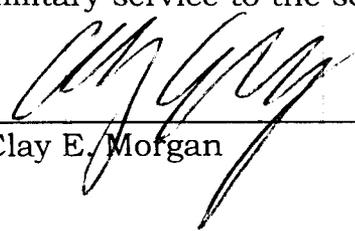
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

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

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

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



Clay E. Morgan

Notice of Trustee's Sale

Date: September 15, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 05/04/2013, in the original principal amount of \$42,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 05/04/2013, executed by Joe Gracia to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201305432 of the Official Public Records of Victoria County, Texas

Property: (Tract 62) A 5.062 acre tract in the Day Land & Cattle Company Survey, A-477, Victoria County, Texas.

Date of Sale (first Tuesday of month): October 7, 2014

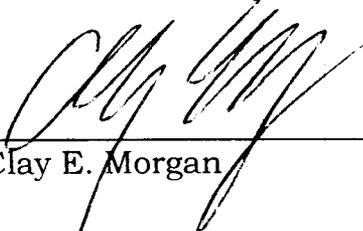
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

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

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

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



Clay E. Morgan

FILED

2014 SEP 22 P 1:09


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8620
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

Date: September 15, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 02/24/2014, in the original principal amount of \$41,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 02/24/2014, executed by Nohemy Vasquez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201401930 of the Official Public Records of Victoria County, Texas

Property: (Tract 83) a 5.016 acre tract in the A.E. Noble Survey, A-380, and Day Land & Cattle Company Survey, A-477, in Victoria County, Texas.

Date of Sale (first Tuesday of month): October 7, 2014

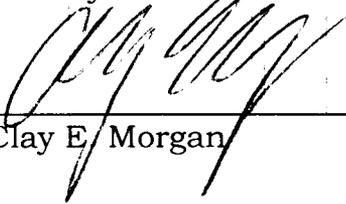
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

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

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

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



Clay E. Morgan

FILED
on
2014 SEP 22 P 1:10

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Date: September 22, 2014

Deed of Trust:

Date: January 4, 2012
Grantor: Bobby Garcia, a single person and Mary Helen Garcia, a married person
Trustee: Amanda Pierce
Beneficiary: Yolanda Roberson aka Yolanda Robinson, assigned to Monique P. McGee
County Where Property is Located: Victoria
Recorded In: Instrument Number 201200256, Official Records of Victoria County, Texas; Assignment of Lien, Instrument Number 201210838, Official Records of Victoria County, Texas

Property To Be Sold:

BEING Lot Number Thirteen (13), in Block Number Five (5), of MEADOWMERE ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 309, Page 530, Deed Records of Victoria County, Texas

Date and Time of Sale of Property:

Tuesday, November 4, 2014. The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place of Sale of Property: Courthouse foyer facing Bridge Street, Victoria County Courthouse

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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale:

The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Mortgager to Kelly Garrett Kucera, Trustee for the benefit of Yolanda Roberson aka Yolanda Robinson, recorded in **Instrument Number 201200256**, assigned to Monique P. McGee and recorded in **Instrument Number 201210838**, Official Records of Victoria County, Texas.

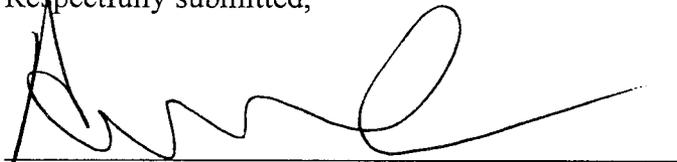
Obligations Secured:

The Deed of Trust provides it secures the payment of the indebtedness and obligations therein described including but not limited to the Promissory Note of even dated therewith, in the original principal amount of \$40,000.00 and executed by Bobby Garcia and Mary Helen Garcia and payable to the order of Yolanda Roberson aka Yolanda Robinson and all renewals, modifications and extensions of the Note. Monique P. McGee the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Default and Request to Act:

Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is to be given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

Respectfully submitted,



Amanda Pierce
State Bar No. 24063857
Law Office of Amanda Pierce
302 W. Forrest Street
Victoria, Texas 77901
(361) 578-2800 - Telephone
(361) 578-2801 - Facsimile

FILED

2014 SEP 22 P 1:33


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Bt

8622

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: December 02, 2014

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 20, 2006 and recorded in Document CLERK'S FILE NO. 200608606 real property records of VICTORIA County, Texas, with GIL GRIDER AND STACEY GRIDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GIL GRIDER AND STACEY GRIDER, securing the payment of the indebtednesses in the original principal amount of \$77,693.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOTS NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), IN BLOCK NUMBER ONE (1), OF HOLLY BROOK ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 14-15 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

INCLUDES MANUFACTURED HOUSING UNIT(S) DESCRIBED AS FOLLOWS:

MAKE: PALM HARBOR

MODEL: PALM HARBOR

WIDTH: 28'

LENGTH: 60'

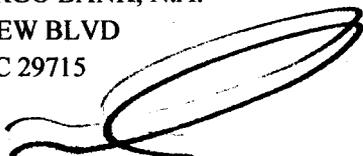
SERIAL #: PH177407A & PH177407B

YEAR: 2002

SAID UNIT(S) ATTACHED TO THE LAND IN A PERMANENT MANNER SO AS TO BE RENDERED AN IMMOVABLE FIXTURE AND AN INTEGRAL PART OF THE SUBJECT PROPERTY.

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

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED *LN*

2014 SEP 29 A 11:39


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas §
 § KNOW ALL MEN BY THESE PRESENTS:
County of Victoria §

WHEREAS, by Deed of Trust dated December 20, 2001, Frankie Dimas conveyed to Gail Kolle Hoad, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lots 14, 15 and 16, Block 4, Town of Telferner, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 60, Page 490, Deed Records, Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$25,200.00 executed by Frankie Dimas, and made payable to the order of First Victoria National Bank n/k/a Prosperity Bank (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 200115920 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Gail Kolle Hoad, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 4, 2014, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, being in the area in front of the east door of the Victoria County Courthouse, facing Bridge Street, at 115 N. Bridge, Victoria, TX, to the highest bidder. The time at which the sale will begin will be 10 AM, or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 29 day of September, 2014.

FILED

2014 SEP 29 P 12:41

Robert S. Cole
COUNTY CLERK
VICTORIA COUNTY, TEXAS

J. Milton Chapman
J. Milton Chapman, Substitute Trustee
101 W. Goodwin, Suite 700, Victoria, TX 77901

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

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF VICTORIA §

WHEREAS, by Deed of Trust dated October 2, 2013, MATTHEW ESQUIVEL and MYRNA GUTIERREZ conveyed to DENNIS J. KOWALIK, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Three (3), in Block Number Four (4), of BELAIRE SECTION I, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 27 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

THIS CONVEYANCE and the warranty herein contained are expressly MADE SUBJECT to any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other matters affecting the above-described property and appearing of record in the Office of the County Clerk of Victoria County, Texas;

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$92,900.00, executed by MATTHEW ESQUIVEL and MYRNA GUTIERREZ, and made payable to JACK R. GOODWIN (herein the "Note"), which such Deed of Trust is recorded in Clerk's Instrument #201312324, of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4th day of November, 2014, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase or of which the purchaser is considering purchase.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

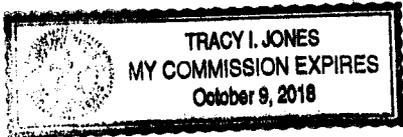
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

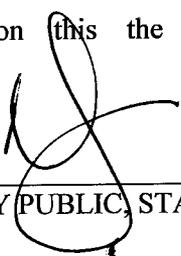
WITNESS my hand this the 16th day of October, 2014.


DENNIS J. KOWALIK
Trustee

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

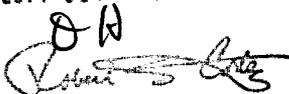
This instrument was acknowledged before me on this the 16th day of October, 2014, by DENNIS J. KOWALIK.




NOTARY PUBLIC, STATE OF TEXAS

FILED

2014 OCT - 7 A 10: 45


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: October 10, 2014

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 01/31/2014, in the original principal amount of \$72,400.00, executed by Borrower and made payable to the order of Lender.

FILED

2014 OCT 13 A 10:18

[Handwritten Signature]
COUNTY CLERK

Deed of Trust: Deed of Trust dated 01/31/2014, executed by Rachel K. Shafer & Brandon H Shafer to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201401197 of the Official Public Records of Victoria County, Texas

Property: (Tract 5) 8.988 acre tract of land out of the Indianola Railroad Company Survey No. 9, A-190, Victoria County, Texas.

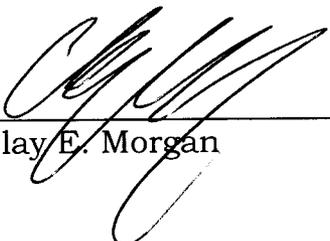
Date of Sale (first Tuesday of month): November 4, 2014

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

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

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

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



Clay E. Morgan

Notice of Trustee's Sale

FILED

Date: October 10, 2014
Trustee: Clay E. Morgan
Lender: WC Ranches, LLC

2014 OCT 13 A 10:19


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 02/24/2014, in the original principal amount of \$41,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 02/24/2014, executed by Nohemy Vasquez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201401930 of the Official Public Records of Victoria County, Texas

Property: (Tract 83) a 5.016 acre tract in the A.E. Noble Survey, A-380, and Day Land & Cattle Company Survey, A-477, in Victoria County, Texas.

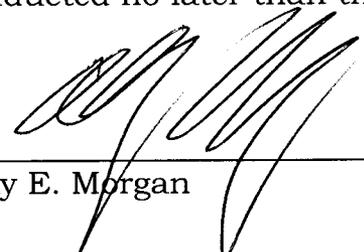
Date of Sale (first Tuesday of month): November 4, 2014

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

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

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

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



Clay E. Morgan

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: November 04, 2014

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 19, 2003 and recorded in Document CLERK'S FILE NO. 200304024 real property records of VICTORIA County, Texas, with JOHNNY R RODRIGUEZ AND MELANIE D RODRIGUEZ, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHNNY R RODRIGUEZ AND MELANIE D RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$99,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-HE2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NO. SIX (6), IN BLOCK NO. FOUR (4), OF HIGHLAND HILLS SUBDIVISION, 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 6, PAGE 209 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HERENOW MADE FOR ALL PURPOSES.

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

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



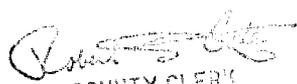
JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, Suite 100

Addison, Texas 75001

FILED
2014 OCT 14 P 1:35

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/28/2003
Grantor(s): JOE OLGUIN, MARRIED, AND LINDA M OLGUIN, MARRIED
Original Mortgagee: CONSECO BANK, INC.
Original Principal: \$32,961.00
Recording Information: Instrument 200403983
Property County: Victoria
Property:

THE FOLLOWING-DESCRIBED LAND LYING AND BEING SITUATED IN VICTORIA COUNTY, TEXAS, TO-WIT:
BEING LOT NUMBER TWELVE (12), OF LIVE OAK ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 21, OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS.

Reported Address: 198 LIVE OAK DRIVE, INEZ, TX 77968

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: National Bear Hill Trust
Mortgage Servicer: Green Tree Servicing LLC
Current Beneficiary: National Bear Hill Trust
Mortgage Servicer Address: 1555 W. Walnut Hill Lane, Irving, TX 75038

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of November, 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 OCT 14 P 1:42



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 COUNTY, 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 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 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 4th day of November, 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:

FILED

2014 OCT 14 P 1:43

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.



C&S No. 44-14-2513 / FHA / No
JPMorgan Chase Bank, National Association

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: September 27, 1995

Grantor(s): Richard Flores and Esther Flores, husband and wife

Original Trustee: David E. Russell

Original Mortgagee: Victoria Bank & Trust Company

Recording Information: Vol. 0187, Page 711, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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: 11/04/2014 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

BEING LOT NO. ONE (1), IN BLOCK NO. SIX (6), OF MAYFAIR TERRACE, SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 23, AND AS AMENDED IN VOLUME 421, PAGE 336, OF THE MAP AND DEED 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.

For Information:

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


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

FILED

2014 OCT 14 P 1:46


COUNTY CLERK
VICTORIA COUNTY, TEXAS



4490581

C&S No. 44-14-2798 / Conventional / No
JPMorgan Chase Bank, National Association

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: February 05, 2004

Grantor(s): Mark D. Crapnell, Valarie L. Crapnell, husband and wife

Original Trustee: Charles A. Brown

Original Mortgagee: Chase Manhattan Mortgage Corp.

Recording Information: Clerk's File No. 200403418, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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: 11/04/2014 Earliest Time Sale Will Begin: 11:00 AM

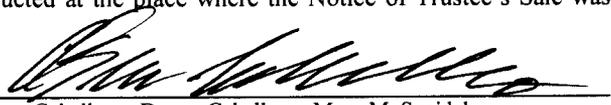
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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 Mortgageor, the Mortgagee or the Mortgagee's attorney.

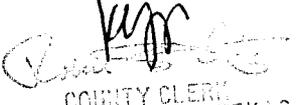
Legal Description:
BEING ALL OF LOT TWENTY (20), IN BLOCK NO. SEVEN (7), OF MEADOW BROOK SUBDIVISION, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 322, PAGE 23, OF THE MAP AND PLAT RECORDS OF VICTORIA 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.

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


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

FILED

2014 OCT 14 P 1:48

COUNTY CLERK
VICTORIA COUNTY, TEXAS