

Notice of Trustee's Sale

FILED

Date: February 4, 2016

2016 FEB -4 P 3: 21

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos St, Midland, Midland County, Texas 79701

Deirdre Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Obligation: Real Estate Lien Note dated March 16, 2012, from Maker, Mr. James M. Smith and Ms. Monica Amaya Smith, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$64,000.00

Deed of Trust

Date: March 16, 2012

Recording Information: Filed on March 29, 2012, and recorded under document number 201203305 Official Public Records of VICTORIA County, Texas

Grantor: Mr. James M. Smith and Ms. Monica Amaya Smith, as husband and wife

Trustee: Stephen A. Beal

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

Property: Being a 0.14 acre, more or less, being a portion of Farm Lot 4, Block A, situated in the Original Four League Grant, to the Town of Victoria, Victoria County, Texas, more particularly described by metes and bounds in deed filled of record in Volume 347, Page 443, Deed records of Victoria County, Texas.

Date of Sale (first Tuesday of month): March 1, 2016

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

Place of Sale: Victoria County Courthouse

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

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

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its

equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILED


FILE No. 8878
County Clerk, Victoria County, Texas

2016 FEB -4 P 3: 22

Notice of Trustee's Sale

Date: February 4, 2016

Trustee: Stephen A. Beal


COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

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

Deed of Trust

Date: July 17, 2011

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

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

Trustee: Stephen A. Beal

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

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

Date of Sale (first Tuesday of month): March 1, 2016

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

Place of Sale: Victoria County Courthouse

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

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

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its

equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILED

Notice of Trustee's Sale

2016 FEB -4 P 3:24

Date: February 4, 2016

Trustee: Stephen A. Beal

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

Deirdre Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 Description BEING 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): March 1, 2016

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

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

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

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

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



STEPHEN A. BEAL, TRUSTEE

FILE No. 8880
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

Date: February 5, 2016
Trustee: Clay E. Morgan
Lender: WC Ranches, LLC
Note: Real Estate Lien Note dated 7/12/2013, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

2016 FEB -8 A 10:21

Deidi Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust: Deed of Trust dated 7/12/2013, executed by Raymond Rodriguez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201308545 of the Official Public Records of Victoria County, Texas

Property: (Tract 7) a 5.003 acre tract of land in the Indianola Railroad Company Survey No. 9, A-190 in Victoria County, Texas.

Date of Sale (first Tuesday of month): March 1, 2016

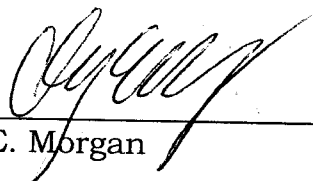
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 7, A 5.003 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9, IN VICTORIA COUNTY, TEXAS.

BEING a 5.003 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77, from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

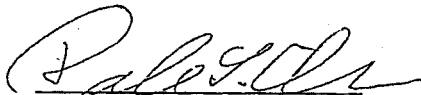
THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W. at 1649.00 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement: continuing with the center of the first said 60 foot access easement, 1986.76 feet in all to a 60d nail set for the POINT OF BEGINNING, for the southeast corner of this tract.

THENCE continuing with said line, N 79 deg. 43 min. 19 sec. W, 321.29 feet to a 60d nail set for the southwest corner of this tract.

THENCE N 10 deg. 16 min. 41 sec. E, at 30.00 feet pass a 5/8 inch iron rod Set for Reference, 680.72 feet in all to a 5/8 inch iron rod set, for the northwest corner of this tract.

THENCE S 78 deg. 51 min. 50 sec. E, 321.33 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 10 deg. 16 min. 41 sec. W, at 645.91 feet pass a 5/8 inch iron rod Set for Reference, 675.91 feet in all to the POINT OF BEGINNING, containing 5.003 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-7

Date Created: 01-28-13

FILE No. 8881
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

Date: February 5, 2016

2016 FEB -8 A 10:22

Trustee: Clay E. Morgan

Dea. Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 8/15/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 8/15/2012, executed by Lisa K Broll to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201209506 of the Official Public Records of Victoria County, Texas

Property: (Tract 15) 5.015 Acres out of the Indianola Railroad Co., Survey #9, A-190, Victoria County, Texas

Date of Sale (first Tuesday of month): March 1, 2016

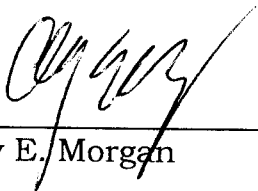
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 15, A 5.015 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.015 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the said 510.086 acre tract and center of said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, 3315.10 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1108.27 feet to a 5/8 inch iron rod set at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 270.00 feet; whose long chord bears N 20 deg. 43 min. 46 sec. W, 173.69 feet; 176.83 feet along the arc to a 5/8 inch iron rod set at end of said curve for the POINT OF BEGINNING, the south corner of this tract, from which a 5/8 inch iron rod Set for Reference in the northeast line of said easement bears N 35 deg. 34 min. 28 sec. E, 31.05 feet.

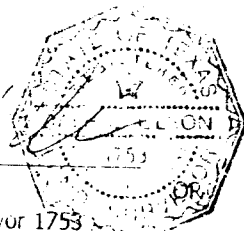
THENCE continuing with the center of said 60 foot easement, N 39 deg. 29 min. 30 sec. W, 317.63 feet to a 5/8 inch iron rod set in the center of a 60 foot radius cul-de-sac at termination of said 60 foot easement, for the west corner of this tract, from which a 5/8 inch iron rod Set for Reference bears N 36 deg. 37 min. 26 sec. E, 60.00 feet.

THENCE N 36 deg. 37 min. 26 sec. E, 687.67 feet to a 5/8 inch iron rod set in the northeast line of the 510.086 acre tract for the north corner of this tract.

THENCE with the northeast line of the 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 294.36 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 35 deg. 34 min. 28 sec. W, 764.02 feet to the POINT OF BEGINNING, containing 5.015 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order # 116211-15


©2011 Dale L. Olson Surveying Co.

Date Created: 12/13/11

FILE No. 8882
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2016 FEB -8 A 10: 23


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 5, 2016

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 1/28/2014, in the original principal amount of \$36,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/28/2014, executed by Patricia Phillips to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201401199 of the Official Public Records of Victoria County, Texas

Property: (Tract 47) 5.062 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): March 1, 2016

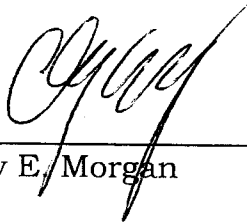
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

EXHIBIT "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 47, A 5.062 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.062 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, in all, 6531.24 feet to a 60d nail set.

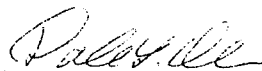
THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 917.87 feet to a 60d nail set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod set in the east line of said easement bears S 89 deg. 42 min. 59 sec. E, 30.02 feet.

THENCE continuing with the center of said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 325.25 feet to a 5/8 inch iron rod set in the center of a cul-de-sac of the 60 foot access easement for the northwest corner of this tract, from which a 5/8 inch iron rod Set for Reference bears S 89 deg. 42 min. 59 sec. E, 60.00 feet.

THENCE S 88 deg. 42 min. 59 sec. E, 678.50 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 01 deg. 58 min. 01 sec. E, 325.25 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 89 deg. 42 min. 59 sec. W, 678.50 feet to the POINT OF BEGINNING, containing 5.062 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2012 Dale L. Olson Surveying Co.

Order #: 116211-47

Date Created: 08-27-12

Notice of Trustee's Sale

FILED

Date: February 5, 2016

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/4/2013, 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 5/4/2013, 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): March 1, 2016


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

2016 FEB -8 A 10: 24
Debi Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 62, A 5.062 ACRE TRACT IN THE DAY LAND & CATTLE COMPANY SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 5.062 acre tract, lot, or parcel of land out of and being a part of the Day Land & Cattle Company Survey, A-477, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77, from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found, in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

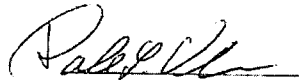
THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1094.76 feet to a 5/8 inch iron rod set; N 44 deg. 39 min. 10 sec. E, 1185.69 feet to a 60d nail set for the POINT OF BEGINNING, the west corner of this tract.

THENCE continuing with the center of said 60 foot access easement, N 44 deg. 39 min. 10 sec. E, 603.30 feet to a 5/8 inch iron rod set at an angle of said easement, for the north corner of this tract.

THENCE continuing with the center of a 60 foot access easement, S 51 deg. 23 min. 55 sec. E, 329.81 feet to a 60d nail set for the east corner of this tract.

THENCE S 40 deg. 07 min. 32 sec. W, at 30.00 feet pass a 5/8 inch iron rod Set for Reference, 644.44 feet in all to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 44 deg. 41 min. 18 sec. W, at 348.86 feet pass a 5/8 inch iron rod Set for Reference, 378.86 feet in all to the POINT OF BEGINNING, containing 5.062 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-62

Date Created: 01-28-13

FILE No. 8884
County Clerk, Victoria County, Texas
Notice of Trustee's Sale


FILED

Date: February 5, 2016

2016 FEB -8 A 10:25

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 5/1/2015, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/1/2015, executed by Eugene R Jones & Veronica S Jones to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201504547 of the Official Public Records of Victoria County, Texas

Property: Tract 64 a 5.041 acre tract in the Indianola Railroad Company Survey No. 9, A-190 and the Day Land & Cattle Company Survey, A-477 in Victoria County, Texas.

Date of Sale (first Tuesday of month): March 1, 2016

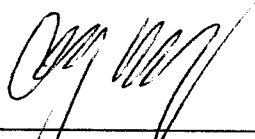
Time of Sale: 2:00 p.m. to 5:00 p.m., local time

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

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 64, A 5.041 ACRE TRACT IN THE DAY LAND & CATTLE COMPANY SURVEY, AND INDIANOLA RAILROAD CO. SURVEY NO. 9, IN VICTORIA COUNTY, TEXAS.

BEING a 5.041 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, and Day Land & Cattle Company Survey, A-477, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77, from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found, in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

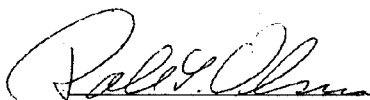
THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1094.76 feet to a 5/8 inch iron rod set; N 44 deg. 39 min. 10 sec. E, 1788.99 feet to a 5/8 inch iron rod set; S 51 deg. 23 min. 55 sec. E, 969.26 feet to a 5/8 inch iron rod set in the center of a cul-de-sac, for the POINT OF BEGINNING, the north corner of this tract.

THENCE S 53 deg. 22 min. 34 sec. E, at 60.00 feet pass a 5/8 inch iron rod Set for Reference, 453.38 feet in all to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 363.02 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 81 deg. 14 min. 38 sec. W, 515.24 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 36 deg. 49 min. 27 sec. E, at 543.86 feet pass a 5/8 inch iron rod Set for Reference, 603.86 feet in all to the POINT OF BEGINNING, containing 5.041 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-64

Date Created: 01-28-13

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 March 1, 2013, Lori Beth Mata conveyed to Kelly Garrett Kucera, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 14, Block 9, Mayfair Subdivision, Section II, a subdivision in the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 19, Plat Records, Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$60,000.00 executed by Lori Beth Mata, and made payable to the order of Arthur Buckert, and wife, Shirley Buckert (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201302633 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 Kelly Garrett Kucera, 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, March 1, 2016, 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, facing Bridge Street, of the Victoria County Courthouse, 115 N. Bridge, Victoria, Texas, 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 8th day of February, 2016.

FILED
2016 FEB -8 P 1:36
J. Milton Chapman, Substitute Trustee
101 W. Goodwin, Suite 700, Victoria, TX 77901
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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: BEING LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER ONE (1), OF EAGLE CREEK PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 165 A&B, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/24/2009 and recorded in Document 200904384 real property records of Victoria County, Texas.

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

Date: 03/01/2016

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

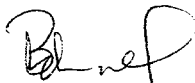
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

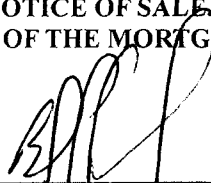
5. **Obligations Secured.** The Deed of Trust executed by REGAN BELVIN, provides that it secures the payment of the indebtedness in the original principal amount of \$134,767.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



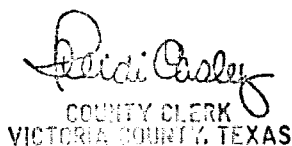
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR
JAMIE STEEN
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

FILED

OH
2016 FEB -8 P 2:01



HEIDI COOLEY
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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: BEING ALL OF LOT NO. THIRTY THREE (33), IN BLOCK NO FIVE (5), OF WOODWAY UNIT A, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 6, PAGE 45, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/24/2006 and recorded in Document 200607754 real property records of Victoria County, Texas.

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

Date: 03/01/2016

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

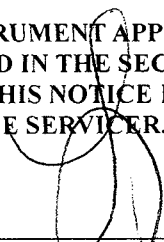
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

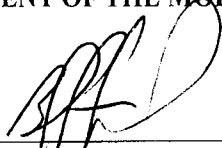
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by JAMES MICHAEL LUSTER AND ANALIZ LUSTER AND NOEMY ISABEL OLSON, provides that it secures the payment of the indebtedness in the original principal amount of \$100,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

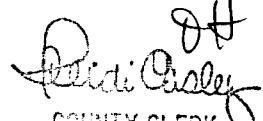
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR
JAMIE STEEN
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

FILED

2016 FEB -8 P 2:02


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: March 01, 2016

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

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

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

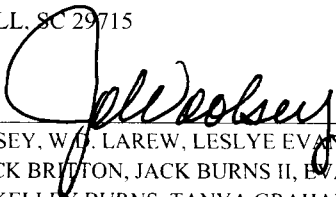
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 07, 2012 and recorded in Document CLERK'S FILE NO. 201205121 real property records of VICTORIA County, Texas, with GREGORY GASKIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GREGORY GASKIN, securing the payment of the indebtednesses in the original principal amount of \$158,867.00, 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.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



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

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

Certificate of Posting

My name is Bob Frisch, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on Feb. 8, 2016 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: Bob Frisch
Date: Feb. 8, 2016

FILED

2016 FEB -8 P 2:07



COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER SIX (6), OF MEADOWCREEK SECTION I, PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 81, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000005777420

Notice of Substitute Trustee's Sale

Date: February 8, 2016

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services

Note: Note dated September 26, 2008 in the original principal amount of \$105,346.00

Deed of Trust

Date: September 26, 2008

Grantor: Marcos Gonzales and Melissa Davila

Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services

Recording information: Clerk's File No. 200812402, of the Official Public Records of Real Property of Victoria County, Texas

Property: Being a 1.404 acre tract of land situated in the Isaac Millsap Survey, Abstract No. 266, Victoria County, Texas, and being that certain tract of land described as 1.404 acres as conveyed by Alphonso Jackson to Palm Harbor Homes, Inc. according to Instrument No. 200800667 of the Official Records of said County, said 1.404 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, Jo Woolsey, Bob Frisch, Vicki Hammonds, or Jamie Steen, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Victoria

Date of Sale (first Tuesday of month): March 1, 2016

Time of Sale: 11:00 a.m. - 2:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Jo Woolsey, Bob Frisch, Vicki Hammonds, or Jamie Steen, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

By: 

Brent A. Lane, Jo Woolsey, Bob Frisch, Vicki Hammonds, or Jamie Steen, any to act

PREPARED IN THE OFFICE OF:

Law Office of Beard & Lane, P.C.

12841 Jones Road, Suite 100

Houston, Texas 77070

Telephone: (281) 897-8848

Email: brent@beardlane.com

FILED

2016 FEB -8 P 2:18



COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

1.404-ACRES

THE STATE OF TEXAS }
THE COUNTY OF VICTORIA }

BEING a 1.404 acre tract of land situated in the Isaac Millsap Survey, Abstract No. 266, Victoria County, Texas, and being that certain tract of land described as 1.404 acres as conveyed by Alphonso Jackson to Palm Harbor Homes, Inc. according to Instrument No. 200800667 of the Official Records of said County, said 1.404 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the south corner of said 1.404 acre tract at the west corner of Opravil Road, for the south corner of the tract herein described;

THENCE, North 37 deg. 32' 16" West, along the southwest line of said 1.404 acre tract, a distance of 329.56 feet to a 5/8 inch diameter steel rebar found marking the common corner of said 1.404 acre tract and that certain tract of land known as 15.46 acres as conveyed by Rose Lee Migl to Texas Liquid Fertilizer Company, Ltd. according to Instrument No. 199905403 of the Official Records of said County, for the west corner of the tract herein described;

THENCE, North 52 deg. 16' 45" East, along the common line of said 1.404 acre tract and said 15.46 acre tract, a distance of 185.14 feet to a 5/8 inch diameter steel rebar found marking the north corner of the tract herein described;

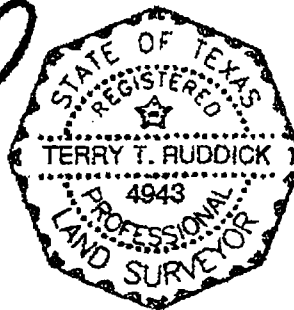
THENCE, South 37 deg. 41' 33" East, along the northeast line of said 1.404 acre tract, a distance of 329.63 feet to a 5/8 inch diameter steel rebar found marking the east corner of the tract herein described, in the aforesaid right-of-way line of Opravil Road;

THENCE, South 52 deg. 17' 57" West, along said right-of-way line, a distance of 186.03 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 1.404 acre tract of land, more or less.

The foregoing fieldnote description is based on an actual survey made on the ground under my supervision in September, 2008, and is true and correct to the best of my knowledge and belief. Bearings are based on bearings of record in Instrument No. 200800667 of the Official Records of Victoria County, Texas.

Terry T. Ruddick
Urban Surveying, Inc.
Terry T. Ruddick
Registered Professional Land Surveyor
Texas No. 4943

10/6/08



NOTICE OF FORECLOSURE SALE

FILED

State of Texas §
 §
County of Victoria §

2016 FEB -8 P 2: 20

P. D. Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING LOT NUMBER ONE (1), IN BLOCK NUMBER ONE (1), OF C. AND M. ESTATES SUBDIVISION NO. 1, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, PAGE 116-B, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

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

Date: **March 1, 2016**

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: **Victoria** County Courthouse in **Victoria, Texas**, at the following location: the area designated by the Commissioners Court of **Victoria, Victoria County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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

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

3. 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 Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of

public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

4. **Type of Sale.** The sale is a non-judicial 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 **JOEL GOMEZ, CANDICE GOMEZ.**
5. **Obligations Secured.** The Deed of Trust is dated **June 28, 1996**, and is recorded in the office of the County Clerk of **Victoria County, Texas**, in/under **Book 0227, Page 901, Official Public Records of Victoria County, Texas.** 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 the promissory note in the original principal amount of **\$41,850.00**, executed by **JOEL GOMEZ, CANDICE GOMEZ**, and payable to the order of **Victoria Bank & Trust Company.**

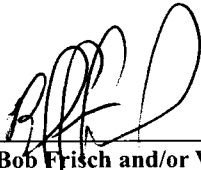
Original Mortgagee: Victoria Bank & Trust Company.

Current Mortgagee of Record: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CWMBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2005-R2 whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019.**

6. **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 public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis
Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042

DATED February 8, 2016.



Jo Woolsey and/or Bob Frisch and/or Vicki Hammonds
and/or Jamie Steen, Substitute Trustee
c/o Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042
Phone: 713-244-1360

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE

1002122-1

PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 29, 2014

Grantor(s): EndorAugustine Rando Beltran, III, a single man

Original Trustee: Michael Burns, attorney at Law, Anderson, Burns and Vela, LLP

Original Mortgagee: Mortgage Electronic Registration Systems Inc. ("MERS"), solely as nominee for Aspire Financial, Inc. DBA Aspire Lending its successors and assigns

Recording Information: Clerk's File No. 201409833, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: The Money Source, Inc

Mortgage Servicer: The Money Source Inc., whose address is C/O 500 South Broad Street, Suite #100A Meriden, CT 06450 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: 03/01/2016 **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.

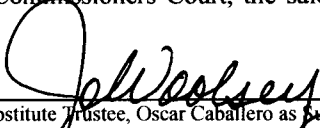
Legal Description:

BEING ALL OF LOT NUMBER NINE (9), IN BLOCK NUMBER EIGHTEEN (18), OF CASTLE HILL NORTH, 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 4, PAGE 37, PLAT RECORDS, 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



Jo Woolsey as Substitute Trustee, Oscar Caballero as Successor Substitute Trustee, Donna Caballero as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammond as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305.
Irving, TX 75039

2016 FEB -8 P 2: 25


HEIDI CAGLE
COUNTY CLERK
VICTORIA COUNTY, TEXAS



FILE No. 8894
County Clerk, Victoria County, Texas

Current Borrower: IRINEO ROBERTO LEZAMA AND SPOUSE, DEBRA LEZAMA
MH File Number: TX-15-26643-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 3601 BOBOLINK STREET, VICTORIA, TX 77901

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/2/2005

Grantor(s)/Mortgagor(s):
IRINEO ROBERTO LEZAMA AND SPOUSE,
DEBRA LEZAMA

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR MORTGAGEIT, INC., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wilmington Trust, NA, successor trustee to
Citibank NA, as trustee on behalf of the registered
holders of Bear Stearns Asset Backed Securities I
Trust 2006-HE3, Asset-Backed Certificates, Series
2006-HE3

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200512635

Property County:
VICTORIA

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr., Salt Lake City, UT
84119

Legal Description: BEING LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER ELEVEN (11), OF MAYFAIR TERRACE, SECTION II, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 18 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: 3/1/2016

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


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.

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2016 FEB -9 P 2:08

Darci Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

**Notice Pursuant to Tex. Prop. Code § 51.002(i):
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, Bob Frisch, Vicki Hammonds, Arnold
Mendoza, Sandra Mendoza or Jamie Steen
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MIKAL P HART and AMANDA D NEW of Victoria County, Texas, dated August 1, 2014, and duly recorded at #201410545, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 1, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

E ½ of Lot 4, all of Lot 5, W ½ of Lot 6, Block 3, of SHADY OAKS SUBDIVISION, SECTION 1, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

EXECUTED this 9th day of February, 2016.

FILED

2016 FEB 17 P 4: 21

DG
Dicki Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupel
Charlie Faupel
Trustee

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by THOMAS A. LATTA of Victoria County, Texas, dated February 6, 2015, and duly recorded at #201505971, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 1, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 8, Block 10, of SHADY OAKS SUBDIVISION, SECTION III, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

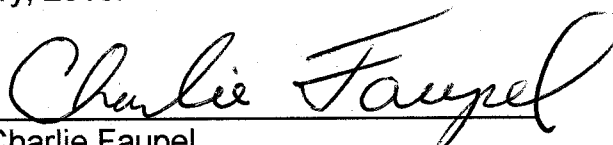
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

EXECUTED this 9th day of February, 2016.

FILED

2016 FEB 17 P 4: 22


COUNTY CLERK
VICTORIA COUNTY, TEXAS


Charlie Faupel
Trustee

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by PEDRO A PERALTA of Victoria County, Texas, dated June 1, 2013, and duly recorded at #201308037, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 1, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

Lots 8 & 9, Block 5, of SHADY OAKS SUBDIVISION, SECTION II, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

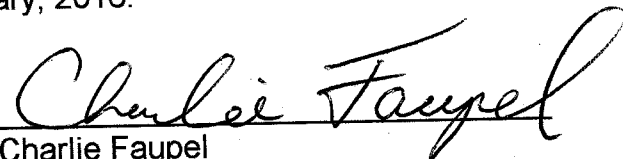
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

EXECUTED this 9th day of February, 2016.

FILED

2016 FEB 17 P 4: 22


COUNTY CLERK
VICTORIA COUNTY, TEXAS


Charlie Faupel
Trustee

FILE No. 8899
County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JOSHUA EVANS AND JEREMY HARRIS of Victoria County, Texas, dated April 25, 2014, and duly recorded at #201500431, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 1, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

Lot 10, Block 15, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

EXECUTED this 9th day of February, 2016.

FILED

2016 FEB 17 P 4: 23

DG
Dicki Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupel
Charlie Faupel
Trustee