

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: February 03, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 19, 1999 and recorded in Document CLERK'S FILE NO. 199910989 real property records of VICTORIA County, Texas, with MONICA MARTINEZ, grantor(s) and MILDOR CORP. DBA COMMUNITY 1ST MORTGAGE, mortgagee.

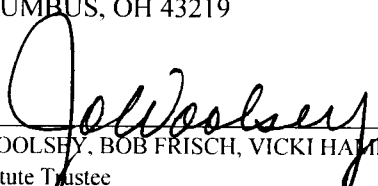
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MONICA MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$39,631.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER TWENTY-FIVE (25), BLOCK NUMBER TWO (2). MAYFAIR SUBDIVISION, SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 18, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219


JO WOOLSEY, BOB FRISCH, VICKI HARMONDS OR JAMIE STEEN
Substitute Trustee

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

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2014 DEC 29 P 2:36


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive
/Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com



NOS0000004880696

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 03, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 29, 2005 and recorded in Document CLERK'S FILE NO. 200509433 real property records of VICTORIA County, Texas, with JOE PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE PEREZ, securing the payment of the indebtednesses in the original principal amount of \$72,318.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER FIVE (5), OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

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2014 DEC 29 P 2:38

Robert S. Gatz
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Jo Woolsey

JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee

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



NOS00000004913117

FILE No. 8673
County Clerk, Victoria County, Texas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/03/2012
Grantor(s): KURT DONNELL KING, A SINGLE MAN
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$99,200.00
Recording Information: Instrument 201211545
Property County: Victoria
Property: BLOCK 1, LOT 1, WYATT SUBDIVISION NO. 1 AS RECORDED IN VOLUME 8, PAGE 44-C OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 1111 OWENS STREET, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of February, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceed 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 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 Ada 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 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. *Oscar Caballero*

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2014 DEC 29 P 2:41
Robert S. G...
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 8674
County Clerk, Victoria County, Texas

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/25/2007
Grantor(s): AMADOR TORRES, JR., A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SUNTRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$82,500.00
Recording Information: Instrument 200706918
Property County: Victoria
Property: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER FOURTEEN (14), OF BON-AIRE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND FLAT OF RECORD IN VOLUME 245, PAGE 581, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 1806 EAST WARREN AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of February, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): 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. *Oscar Caballero*

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PG1 *[Signature]* POSTPKG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Date: January 5, 2014

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2015 JAN -5 P 2: 24

Deed of Trust:

Date: June 28, 2012
Grantor: Richard Rosbottom and Angela Zbranek
Trustee: Kelly Garrett Kucera
Beneficiary: Michael F. Kane and Carolyn S. Kane
County Where Property is Located: Victoria
Recorded In: **Instrument Number 201207041** of the Official Records of Victoria County,
Texas

Deidi Osley

Deed of Trust to Secure Assumption:

Date: March 14, 2013
Grantor: Richard Rosbottom
Trustee: Kelly Garrett Kucera
Beneficiary: Michael F. Kane and Carolyn S. Kane
County Where Property is Located: Victoria
Recorded In: **Instrument Number 201304163** of the Official Records of Victoria County,
Texas

Property To Be Sold.

BEING Lot Number Three (3), in Block Number Two (2), of Deer Meadows Subdivision, Section No. 1, an addition to the County of Victoria, according to the established map and plat of record in Volume 4, Page 45, of the Plat Records of Victoria County, Texas.

Date and Time of Sale of Property:

Tuesday, February 3, 2015. 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 Michael F. Kane and spouse, Carolyn S. Kane and recorded in **Instrument Number 201207041**, Official Records of Victoria County, Texas. A Deed of Trust To Secure Assumption executed by Mortgager to Kelly Garrett Kucera, Trustee for the benefit of Michael F. Kane and spouse, Carolyn S. Kane and recorded in **Instrument Number 201304163**, Official Records of Victoria County, Texas.

Obligations Secured.

The Deed of Trust provides that 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 \$150,000.00 and executed by Richard Rosbottom and Angela Zbranek and payable to the order of Michael F. Kane and spouse, Carolyn S. Kane and all renewals, modifications and extensions of the Note. Michael F. Kane and spouse, Carolyn S. Kane the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust and the Deed of Trust to Secure Assumption.

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.

Kelly Garrett Kucera, Trustee
Kelly Garrett Kucera, Attorney at Law
State Bar No. 24049155
P.O. Box 5393
Victoria, Texas 77903
Telephone: 361.576.0145

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MICHAEL S. CUELLAR and REBECCA GAONA of Victoria County, Texas, dated February 3, 2005, and duly recorded as Instrument No. 200501554, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, February 3, 2015, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:


Being Lot No. 2, in Block No. 1, of HOPKINS ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 46 of the Plat Records of Victoria County, Texas;

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

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active 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.

Executed this 8th day of January, 2015.



HOWARD R. MAREK, Substitute Trustee
203 N. Liberty
Victoria, Texas 77901
361-573-5500 Telephone
361-570-2184 Facsimile

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DA

2015 JAN -9 A 11:43



HOME EQUITY POSTING WITH ORDER ATTACHED

408 AVENUE E
VICTORIA, TX 77901

20130177900335

NOTICE OF SUBSTITUTE TRUSTEE SALE

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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

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

Date: February 03, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 28, 2007 and recorded in Document CLERK'S FILE NO. 200704179 real property records of VICTORIA County, Texas, with EDWARD BARRON AND JESSICA BARRON, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.

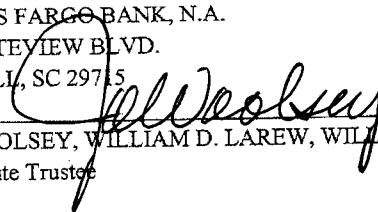
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EDWARD BARRON AND JESSICA BARRON, securing the payment of the indebtednesses in the original principal amount of \$46,800.43, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO FINANCIAL TEXAS, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER FIVE (5), OF BREEZE TERRACE, 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 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE 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 MILLS, SC 29715


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

Substitute Trustee


c/o

15000 Surveyor Boulevard, Suite 100

Addison, Texas 75001

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4. Petitioner is the beneficiary of the security instrument (hereinafter referred to as the "Deed of Trust"). Edward Barron (hereafter "Obligor" whether one or more) executed the promissory note dated March 28, 2007 in the original principal amount of \$46,800.43. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.

5. Obligor and Jessica Barron executed the Deed of Trust, which is recorded in the Victoria County Real Property Records as Document # 200704179.

6. Respondent/Obligor failed to make payments in accordance with terms of the loan agreement, contract or deed of trust and is in default under the terms of those agreements.

7. As of the date the application was filed, Obligor failed to remit the installment payment due for April 9, 2013 and the installments that have become due after that date. As of February 17, 2014, there are at least 11 unpaid scheduled payments. ~~The amount required to cure the default before February 15, 2014 is \$10,014.25. The amount required to pay off the loan in full before February 18, 2014 is \$61,265.49. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after February 18, 2014, all of which will continue to accrue according to the terms of the Note and Deed of Trust.~~

8. The requisite notices to cure the default and accelerate the maturity of the Debt have been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired.

9. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

10. The court further finds that the Application complies with TEX. R. CIV. P. 755 and 756; that in accordance with TEX. R. CIV. P. 756.7(c) a copy of the required Return of Service has been on file with the Clerk of the Court for at least 10 days. Petitioner has established the basis for foreclosure; that petitioner has appointed J. Woolsey, J. Sreen, V. Hammonds, W. Laxson, or their

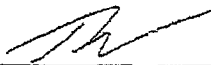
successor, as the substitute trustee to conduct the foreclosure contemplated by this proceeding; and that petitioner may proceed with foreclosure of the secured Property according to the terms of the security instrument, TEX. PROP. CODE § 51.002 and applicable law in accordance with TEX. R. CIV. P. 736.9.

IT IS THEREFORE ORDERED that the petitioner may proceed with a foreclosure sale under the terms of the security instrument, TEX. PROP. CODE § 51.002 and applicable law with respect to the secured Property made the subject of this proceeding no earlier than the January 6, 2015 sale date.

SIGNED this 10 day of October 2014.

15/ Koetter
PRESIDING JUDGE

ORDER AGREED TO &
SUBMITTED BY:



Thomas L. Brackett
State Bar No: 24034357
15000 Surveyor Blvd., Ste. 100
Addicks, Texas 75001
(972) 386-5040
(972) 341-0754 (Facsimile)
thomasbr@bdfcorp.com

ATTORNEY FOR PETITIONER



O.F. Jones III
State Bar No. 10974000
109 W. Santa Rose
P.O. Drawer E
Victoria, Texas 77902
(361) 573-6381
(361) 576-4607 (Facsimile)
Ofjones360@gmail.com

ATTORNEY FOR DEFENDANT

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/23/2007
Grantor(s): ROBERT SUNIGA, ROSE SUNIGA, HUSBAND AND WIFE
Original Mortgagee: CITIFINANCIAL, INC.
Original Principal: \$80,164.02
Recording Information: Instrument 200714965
Property County: Victoria
Property: BEING LOT NUMBER FOUR (4) IN BLOCK NUMBER EIGHT (8) OF BON-AIRE ADDITION AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 245, PAGE 581 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 2308 MACARTHUR, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of February, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): 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.



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2015 JAN 12 P 2:42



County Clerk, Victoria County, Texas

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

ALL OF LOT SEVEN (7) AND THE EAST ONE-HALF OF LOT SIX (6), BLOCK THREE (3), SHADY OAKS SECTION I, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS; INCLUDING ATTACHED MANUFACTURED HOUSING UNIT. LABEL NO. TEX-0241673. SERIAL NO. N209174.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Contract for Deed recorded in Doc. No. 199904184 of the 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: February 3, 2015

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the place designated for non-judicial foreclosure sales by the County Commissioners of Victoria County, Texas.

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and

effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to 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.

5. *Type of Sale.* The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by the Contract for Deed executed by Raymond Earl Hollander and Catherin Lee Oldach.

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Raymond Earl Hollander and Catherin Lee Oldach, Deceased, and payable to the order of Carol Ann Fox.

Questions concerning the sale may be directed to the undersigned at the address and telephone number listed below. .

7. *Default and Request to Act.* Default occurred under the Contract for Deed, and the Seller appointed me as substitute trustee to conduct this sale and instructed me to post the property for the next available non-judicial foreclosure sale date. All parties legally to receive the 60 day notice of default and right to cure were served with the same, providing all interested parties an opportunity to cure the default before posting the property for non-judicial foreclosure sale.

Dated: January 13, 2015.

The Law Office of Nathan C. Cace, P.C., Substitute
Trustee



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County Clerk, Victoria County, Texas