

FILE No. 8654  
County Clerk, Victoria County, Texas

Our File Number: 390.100063

Name: SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE

**NOTICE OF TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are 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.**

WHEREAS, on July, 2 2008, SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, executed a Deed Of Trust conveying to MICHAEL H. PATTERSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 200808380, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TX; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 3, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the area in front of the East door of the Courthouse Building, located at 115 North Bridge Street, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

BEING A 0.22 ACRE (9,472 SQUARE FOOT) TRACT OF LAND SITUATED IN FARM LOT FOUR (4), BLOCK "A", EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA COUNTY, TEXAS, SAID 0.22 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED FROM DANTE H. GARZA TO MACARIO P. TOVAR AND SOLEDAD Z. TOVAR BY DEED DATED FEBRUARY 23, 2006 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200602367 OF VICTORIA COUNTY, TEXAS, AND DESCRIBED IN VOLUME 215, PAGE 122 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.22 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. TOGETHER WITH MANUFACTURED HOME DESCRIBED AS FOLLOWS: MAKE FLEETWOOD, MODEL: CARRIAGE HILL SERIES 3443C YEAR 2009

Property Address: 205 NORTH MANTZ STREET  
VICTORIA, TX 77901  
Mortgage Servicer: Carrington Mortgage Services, LLC  
Noteholder: Carrington Mortgage Services, LLC  
1610 E. St. Andrew Pl #B150  
Santa Ana, CA 92705

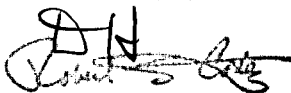
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


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.

WITNESS MY HAND this day, November 28, 2014.

**FILED**

2014 NOV 17 P 12: 25

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

  
Jo Woolsey, Vicki Hammonds, W.L. Larew, W.D. Larew,  
Chance Oliver or Bret Allen, Substitute Trustee  
c/o Angel Reyes & Associates, P.C.  
5950 Berkshire Lane, Suite 410  
Dallas, TX 75225  
214-526-7900

**THE STATE OF TEXAS)  
COUNTY OF VICTORIA)**

Being a 0.22 acre (9,472 square foot) tract of land situated in Farm Lot Four (4), Block "A", East of Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, said 0.22 acre tract being the same tract of land conveyed from Dante H. Garza to Macario P. Tovar and Soledad Z. Tovar by deed dated February 23, 2006 as recorded in Official Records Instrument No. 200602367 of Victoria County, Texas, and described in Volume 215, Page 122 of the Deed Records of Victoria County, Texas, said 0.22 acre tract being described by metes and bounds as follows:

**COMMENCING** from a 5/8 inch diameter iron rod found at the intersection of the South right-of-way line of Port Lavaca Highway (R.O.W. varies) and the West right-of-way line of Mantz Street (40' R.O.W.);

**THENCE**, South 20°46'00" West, with the West right-of-way line of Mantz Street, a distance of 175.70 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northeast corner of the herein described tract, said iron rod being the southeast corner of a 0.24 acre tract of land conveyed from Regina Bettin to C. A. Alexander, et ux as recorded in Volume 214, Page 401 of the Deed Records of said county, said iron rod also being the **POINT OF BEGINNING**;

**THENCE**, South 20°46'00" West, with the West right-of-way line Mantz Street, a distance of 65.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southeast corner of the herein described tract, said iron rod also being the northeast corner of a 0.22 acre tract of land conveyed from Dolores Mae Jones to Gussie Lee King as recorded in Volume 1524, Page 87 of the Deed Records of said county;

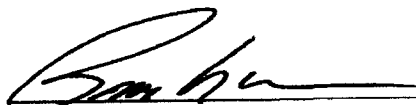
**THENCE**, North 70°28'00" West, with the common line of the 0.22 acre King tract, a distance of 145.30 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described tract, said iron rod also being the northwest corner of the 0.22 acre King tract and in the East line of a tract of land conveyed to Catherine Marie King Ford as recorded in Volume 724, Page 563 of the Deed Records and described in Volume 211, Page 324 of the Deed Records of said county,

**THENCE**, North 20°00'00" East, with the common line of the Ford tract, a distance of 65.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the northwest corner of the herein described tract, said iron rod also being the southwest corner of the 0.24 acre Alexander tract,

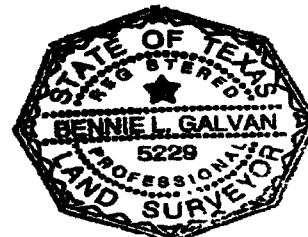
**THENCE**, South 70°28'00" East, with the common line of the 0.24 acre Alexander tract, a distance of 146.10 feet to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds 0.22 acres (9,472 square feet) of land more or less

A survey drawing of even date herewith accompanies this legal description

The foregoing Fieldnote Description is based on an actual survey made under my supervision in June 2008, and is true and correct to the best of my knowledge and belief



Bennie L. Galvan  
Registered Professional Land Surveyor  
Texas No. 5229



6 27 08

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



2008 JUL 10 04:17 PM 200808380  
SD \$59.00  
VAL D. HUGAR, COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THIS DOCUMENT WAS FILED BY  
& RETURNED TO:  
STEWART TITLE COMPANY  
OF THE COASTAL BEND

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: January 06, 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 May 23, 2008 and recorded in Document CLERK'S FILE NO. 200806590 real property records of VICTORIA County, Texas, with JOHN PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

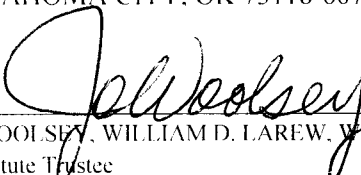
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN PEREZ, securing the payment of the indebtednesses in the original principal amount of \$147,175.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions 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 TWENTY-TWO (22), IN BLOCK NUMBER NINE (9), OF BRIDLE RIDGE III, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 173 C&D, OF THE PLAT RECORDS OF 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. 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

  
JO WOOLSEY, WILLIAM D. LAREW, WILLIAM L. LAREW, OR VICKI HAMMONDS  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED

2014 NOV 24 P 3:03

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

FILED

Notice of Trustee's Sale

Date: December 2, 2014

2014 DEC -2 P 1:48  
*aw*

Trustee: Stephen A. Beal

*Victoria County*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Street Address for Trustee: 104 South 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 April 15, 2011, from Maker, Mr. Jose Leal to Payee, BP-Residential, L.L.C., in the original principal amount of \$19,000.00

Deed of Trust

Date: April 15, 2011

Recording Information: Filed on April 26, 2011, and recorded under document number 201104010 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jose Leal

Trustee: Stephen A. Beal

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

Property: Being a tract of land 50.0 feet by 65.0 feet of Lot No. 3, in Block No. 63 of the City of Victoria, Victoria County, Texas, and being more particularly described in "A" attached hereto and incorporated herein by reference for all purposes.

Date of Sale (first Tuesday of month): January 6, 2015

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

Place of Sale: Victoria County Courthouse

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

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

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

bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

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

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

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

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

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

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

  
STEPHEN A. BEAL, TRUSTEE

Being a tract of land 50 0 feet by 65 0 feet of Lot No Three (3), in Block No Sixty-Three (63) of the City of Victoria, Victoria County, Texas, according to the established map and plat of said City of Victoria, to which map and plat reference is here now made for all purposes. Said tract or parcel of land herein conveyed being more particularly described by metes and bounds as follows, to-wit

BEGINNING at a point in the Northern boundary line of Murray Street, which point of beginning is 88 9 feet in a Westerly direction with the said Northern boundary line of Murray Street from a point marking the intersection of the Western boundary line of Vine Street and the said Northern boundary line of Murray Street,

THENCE in a Westerly direction with the said Northern boundary line of Murray Street, a distance of 50 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in a Northerly direction and parallel with the said Western boundary line of Vine Street, a distance of 65 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in an Easterly direction and parallel with the said Northern boundary line of Murray Street, a distance of 50 0 feet to a stake for corner,

THENCE at right angles to the last mentioned call and in a Southerly direction and parallel to the said Western boundary line of Vine Street, a distance of 65 0 feet to the POINT OF BEGINNING, and being a tract of land 50 0 feet by 65 0 feet fronting 50 0 feet on Murray Street and running back between parallel lines, a distance of 65 0 feet

FILE No. 8657  
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

Date: December 2, 2014

Trustee: Stephen A. Beal

Street Address for Trustee: 104 South Pecos St, 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 December 15, 2009, from Maker, Mr. Jose Acuna and Ms. Josefina Acuna, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$39,900.00

Deed of Trust

Date: December 15, 2009

Recording Information: Filed on December 16, 2009, and recorded under document number 200913479 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jose Acuna and Ms. Josefina Acuna, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Seven (7) and Eight (8), in Block Number "G", of PUTNEY-MOORE 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 2, Page 68 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): January 6, 2015

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

Place of Sale: Victoria County Courthouse

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

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

2014 DEC -2 P 1:49  
*aw*  
*[Signature]*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*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



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by MICHAEL L. TREVINO and KARLA X. PEREZ of Victoria County, Texas, dated February 26, 2009, 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, January 6, 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:

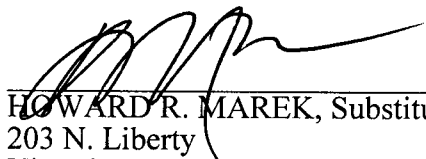
Being Lot No. 33, in Block No. 1, of Mayfair Subdivision, Section I, an addition to the city of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 3, Page 18 of the Map and Plat Records of Victoria County, Texas, a/k/a 3402 Oaklawn St., Victoria, Texas 77901;

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 12<sup>th</sup> day of November, 2014.

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

FILED

  
2014 DEC -3 P 1:28

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS