

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILE No. 8577  
County Clerk, Victoria County, Texas

**VICTORIA County Deed of Trust:**

**Dated:** March 30, 2011

**Amount:** \$99,900.00

**Grantor(s):** MICHAEL GONZALES

**Original Mortgagee:** TEXAS DOW EMPLOYEES CREDIT UNION

**Current Mortgagee:** TEXAS DOW EMPLOYEES CREDIT UNION

**Mortgagee Address:** TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX 77566-4012

**Recording Information:** Document No. 201103296

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

**Date of Sale:** August 5, 2014 between the hours of 11:00 AM. and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

OSCAR CABALLERO OR DONNA CABALLERO have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


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


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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-021796

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

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*aw*  
2014 JUN 26 A 9:44  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 11/22/2005  
**Grantor(s):** JOSEPH MARC KING AND SPOUSE, MICHELLE RENEE KING  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$95,004.00  
**Recording Information:** Instrument 200516164  
**Property County:** Victoria  
**Property:** BEING LOT NUMBER THREE (3), IN BLOCK NUMBER TWELVE (12), OF TANGLEWOOD SECTION V, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 51 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.  
**Reported Address:** 410 MAPLEWOOD DRIVE, VICTORIA, TX 77901

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

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

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

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

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

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


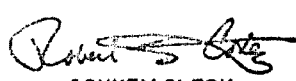
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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

Very truly yours,

Buckley Madole, P.C.



**FILED**  
  
2014 JUN 30 A 8:59  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

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

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

Reported Address: 1308 E JUAN LINN STREET, VICTORIA, TX 77901

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Wells Fargo Bank, N.A.  
Mortgage Servicer: Wells Fargo Bank, N.A.  
Current Beneficiary: Wells Fargo Bank, N.A.  
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

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

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,

Buckley Madole, P.C.



## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

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

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

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

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

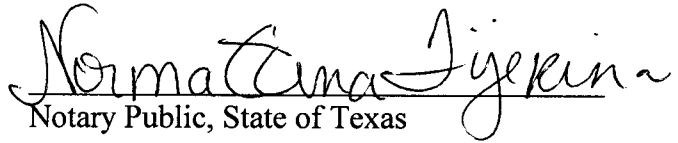
WITNESS MY HAND this 3<sup>rd</sup> day of July, 2014.



Barry G. Benton  
Substitute Trustee

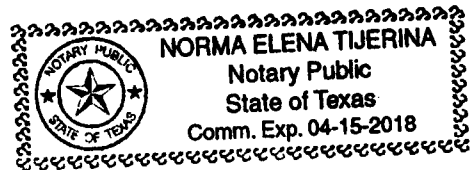
STATE OF TEXAS           §  
COUNTY OF BEXAR       §

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

  
Notary Public, State of Texas

**FILED**

2014 JUL -7 P 2:42

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

FILE No. 8581  
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**VICTORIA County Deed of Trust:**

**Dated:** June 1, 2011  
**Amount:** \$72,150.00  
**Grantor(s):** OLGA VALLEJO and ROSARIO O. GONZALES  
**Original Mortgagee:** TEXAS DOW EMPLOYEES CREDIT UNION  
**Current Mortgagee:** TEXAS DOW EMPLOYEES CREDIT UNION  
**Mortgagee Address:** TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX 77566-4012  
**Recording Information:** Document No. 201105572

**Legal Description:** A TRACT OF ONE (1) ACRE OF LAND OUT OF THE VALENTINE GARCIA SURVEY, ABSTRACT 45, IN VICTORIA COUNTY, TEXAS, SAID ONE (1) ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

**Date of Sale:** August 5, 2014 between the hours of 11:00 AM. and 2:00 PM.

**Earliest Time Sale Will Begin: 11:00 AM**

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

OSCAR CABALLERO ORDONNA CABALLERO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

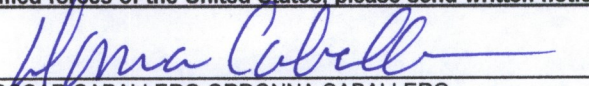
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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


**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-023187

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

**FILED**  
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2014 JUL 10 P 1:43

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



## EXHIBIT "A"

Being a 1.00 acre tract of land situated in the Valentine Garcia Survey, Abstract No. 45, Victoria County, Texas, said 1.00 acre being the same tract of land conveyed from Ruth Chase, et al to Olga Vallejo and Rosario O. Gonzales by deed dated January 8, 2010 as recorded in Official Records Instrument No. 201000335 of Victoria County, Texas, said 1.00 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at 1 1/2 inch diameter iron pipe found for the East corner of the herein described tract, said iron pipe being the South corner of Lot 15, Block 1 of the Norris Addition as recorded in Volume 3, Page 33 of the Plat Records of said county and in the northwest right-of-way line of Church Street (75' R.O.W.);

**THENCE**, South 59°00'00" West, with the northwest right-of-way line of Church Street, a distance of 183.56 feet to a 5/8 inch diameter iron rod found for the South corner of the herein described tract, said iron rod also being the East corner of Lot 1, Block 3 of the Town of Inez as recorded in Volume 1, Page 29 of the Plat Records of said county;

**THENCE**, North 31°14'18" West (deed call, North 31°00'00" West), with the common line of Lot 1 (Town of Inez), passing at a distance of 150.00 feet a 5/8 inch diameter iron rod found for the North corner of Lot 1 (Town of Inez) and the East corner of Lot 12 (Town of Inez), and continuing with the common line of Lot 12 (Town of Inez) for an overall distance of 251.64 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the West corner of the herein described tract, said iron rod also being the South corner of a residual 12.00 acre tract of land conveyed from Willard D. Holzheuser, et ux to Kenneth Ray Holzheuser, et al as recorded in Official Records Instrument No. 200315247 of said county;

**THENCE**, North 59°00'00" East, with the common line of the residual 12.00 acre Holzheuser tract, a distance of 163.70 feet (deed call, 162.66 feet) to a 1 1/2 inch diameter iron pipe found for the North corner of the herein described tract, said iron pipe also being the East corner of the residual 12.00 acre Holzheuser tract and in the southwest line of Lot 1 (Norris Addition);

**THENCE**, South 35°45'00" East (basis of bearing), with the common line of Lot 1 (Norris Addition), passing at an approximate distance of 102 feet the South corner of Lot 1 (Norris Addition) and the West corner of Lot 15 (Norris Addition), and continuing with the common line of Lot 15 (Norris Addition) for an overall distance of 252.51 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds 1.00 acres of land, more or less.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**VICTORIA County Deed of Trust:**

**Dated:** February 14, 2007

**Amount:** \$65,000.00

**Grantor(s):** APRIL YBARRA

**Original Mortgagee:** SUNTRUST MORTGAGE, INC.

**Current Mortgagee:** GREEN TREE SERVICING LLC

**Mortgagee Address:** GREEN TREE SERVICING LLC, 4250 North Freeway, Fort Worth, TX 76137

**Recording Information:** Document No. 200701970

**Legal Description:** BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER THREE (3), OF MAYFAIR TERRACE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 23, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**Date of Sale:** August 5, 2014 between the hours of 11:00 AM. and 2:00 PM.

**Earliest Time Sale Will Begin: 11:00 AM**

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

OSCAR CABALLERO OR DONNA CABALLERO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

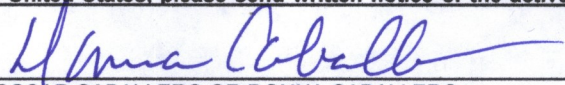
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

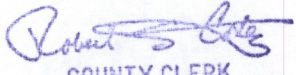
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-023486

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

**FILED**  
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2014 JUL 10 P 1:43  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



5794 COLETOVILLE ROAD  
VICTORIA, TX 77905

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**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: August 05, 2014

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 19, 2005 and recorded in Document CLERK'S FILE NO. 200506234 real property records of VICTORIA County, Texas, with MARIA PULIDO, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIA PULIDO, securing the payment of the indebtednesses in the original principal amount of \$80,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-THROUGH CERTIFICATES 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 ALL OF LOT TWENTY-FIVE (25), GARDEN ACRES SUBDIVISION, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 4, PAGE 64 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

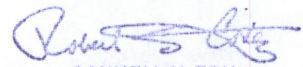
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
PTX-C-32 7105 CORPORATE  
PLANO, TX 75024

JO WOOLSEY, W. D. LAREW, W. L. LAREW, OR VICKI HAMMONDS  
Substitute Trustee  
c/o  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED

2014 JUL 14 P 1:48

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS20090031416756

**FILED**

2014 MAY 20 PM 4:45

Cause Number 14-03-76156-B

In Re: Order of Foreclosure  
Concerning

5794 COLETOVILLE ROAD  
VICTORIA, TEXAS 77905  
Under Tex. R. Civ. P. 736

§  
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§  
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§  
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§

IN THE DISTRICT COURT OF

*Clay D. Smith*  
DISTRICT CLERK  
VICTORIA, TEXAS

VICTORIA COUNTY, TEXAS

135<sup>TH</sup> JUDICIAL DISTRICT

**DEFAULT HOME EQUITY FORECLOSURE ORDER**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

**OSCAR PULIDO, INDEPENDENT ADMINISTRATOR  
FOR THE ESTATE OF MARIA PULIDO, DECEASED  
5794 COLETOVILLE ROAD  
VICTORIA, TEXAS 7905**

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 5794 Coletoville Road, Victoria, Texas 77905 with the following legal description:

**BEING ALL OF LOT TWENTY-FIVE (25), GARDEN ACRES SUBDIVISION, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 4, PAGE 64 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**

4. The lien to be foreclosed is indexed or recorded at CLERK'S FILE NO. 200506234 and recorded in the real property records of Victoria County, Texas.
5. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 20<sup>th</sup> day of MAY, 2017.

  
JUDGE PRESIDING

SUBMITTED BY:

**BARRETT DAFFIN FRAPPIER  
TURNER & ENGEL, LLP**

RBW/awd  
Ryan Bourgeois

Texas Bar No. 24050314

Paige E. Bryant

Texas Bar No. 24051920

Cheryl Asher

Texas Bar No. 24034188

15000 Surveyor Blvd, Suite 100

Addison, Texas 75001

(972) 386-5040 (Phone)

(972) 419-0734 (Fax)

**ATTORNEYS FOR PETITIONER**


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Default Order

BDFTE No.: 20090031416756

Page 3

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED  
an  
2014 JUL 15 P 3:08  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 09/19/1996  
Grantor(s): MARK W. GREER AND HEATHER R. FOX  
Original Mortgagee: CITIZENS NATIONAL BANK  
Original Principal: \$51,300.00  
Recording Information: Book 0240 Page 295 Instrument 10114  
Property County: Victoria  
Property:

BEING LOT NUMBER TWENTY-EIGHT (28), BLOCK NUMBER FIVE (5), OF TANGERINE UNIT II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 180 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 506 CABANA, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A.  
Mortgage Servicer: Wells Fargo Bank, N. A.  
Current Beneficiary: Wells Fargo Bank, N.A.  
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

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

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

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

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

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

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

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

