

**NOTICE OF SUBSTITUTE TRUSTEE SALE** FILE No. 9776  
County Clerk, Victoria County, Texas

**Deed of Trust Date:**  
2/12/2003

**Grantor(s)/Mortgagor(s):**  
CATHY LARA, AN UNMARRIED PERSON

**Original Beneficiary/Mortgagee:**  
AMERICAN UNITED MORTGAGE SERVICES OF AMERICA, INC.

**Current Beneficiary/Mortgagee:**  
The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200302436

**Property County:**  
VICTORIA

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER ONE (1), OF HOPKINS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 46, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

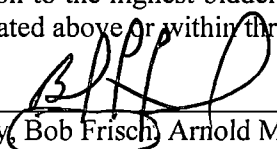
**Date of Sale:** 1/7/2020

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

**Place of Sale of Property:** Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


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

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.

  
Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz, Vicki Hammonds or Jodi Steen  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED**

2019 OCT 17 P 4:41

  
Dacia Casler  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**MH File Number:** TX-19-71677-POS  
**Loan Type:** FHA

FILE No. 9779  
County Clerk, Victoria County, Texas

3301 REDWOOD DRIVE  
VICTORIA, TX 77901

0000008641441

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 07, 2020

Time: The sale will begin at 11:00 AM 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, 2006 and recorded in Document CLERK'S FILE NO. 200604279; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201201673 AND CLERK'S FILE NO. 201810260 real property records of VICTORIA County, Texas, with JOSE F BARRERA AND ELISSA B BARRERA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE F BARRERA AND ELISSA B BARRERA, securing the payment of the indebtednesses in the original principal amount of \$54,051.00, 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 in the attached Exhibit A.

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

FILED

2019 OCT 24 P 1:32

*Diana Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



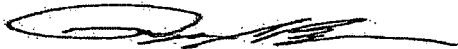
NTSS0000008641441

3301 REDWOOD DRIVE  
VICTORIA, TX 77901

0000008641441

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

3301 REDWOOD DRIVE  
VICTORIA, TX 77901

00000008641441

00000008641441

VICTORIA

**EXHIBIT "A"**

BEING THE SOUTH THIRTY-FIVE FEET (S/35') OF LOT NUMBER NINE (9) AND THE NORTH FIFTY FEET (N/50') OF LOT NUMBER TEN (10), IN BLOCK NUMBER TEN (10), 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

FILE No. 9780  
County Clerk, Victoria County, Texas

1001 EAST TRINITY STREET  
VICTORIA, TX 77901

00000008660623

**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 07, 2020

Time: The sale will begin at 11:00 AM 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 22, 1999 and recorded in Document CLERK'S FILE NO. 199908473; AS AFFECTED BY LOAN MODIFCIATION AGREEMENT CLERK'S FILE NO. 201703795 real property records of VICTORIA County, Texas, with LOUIS R. MARTINEZ, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LOUIS R. MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$42,304.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

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

FILED *Ro*  
2019 OCT 24 P 1:34  
*Dicki Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



1001 EAST TRINITY STREET  
VICTORIA, TX 77901

0000008660623

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

1001 EAST TRINITY STREET  
VICTORIA, TX 77901

0000008660623

0000008660623

VICTORIA

**EXHIBIT "A"**

BEING ALL OF LOT NO. FIVE (5), IN BLOCK NO. ONE-HUNDRED TEN (110), OF THE NORTH HEIGHTS 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 59, PAGE 293, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

LF No. 18-09082

FILE No. 9784

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

2019 OCT 31 P 1:39  
M.A.  
Debra Casler  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF VICTORIA

**Deed of Trust Date:**  
APRIL 14, 2017

**Property address:**  
105 LARGO CT  
VICTORIA, TX 77901

**Grantor(s)/Mortgagor(s):**  
CHRISTINA HENRY, A SINGLE WOMAN

**LEGAL DESCRIPTION:** BEING LOT NUMBER THREE (3), IN BLOCK NUMBER EIGHT (8), 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, AT PAGE 180 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR WALLICK AND VOLK, INC., its successors and assigns

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

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** 01/07/2020

**Property County:** VICTORIA

**Original Trustee:** CARLIE C. GAUSE

**Recorded on:** APRIL 17, 2017  
**As Clerk's File No.:** 201704243

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C., SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS, W D LAREW, JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YSASSI, JOHN SISK, AMY ORTIZ, SANDRA MENDOZA, ELIZABETH ANDERSON

**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS, W D LAREW, JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YSASSI, JOHN SISK, AMY ORTIZ, SANDRA MENDOZA, ELIZABETH ANDERSON, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday JANUARY 7, 2020 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. 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 be conducted at the County Courthouse as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.



PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, 10/28/19

MARINOSCI LAW GROUP, PC

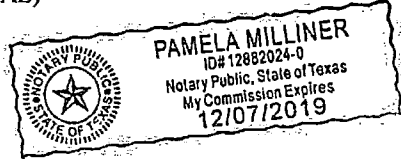
By: [Signature]  
RENEE REYNA  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 28th day of October, 2019, personally appeared RENEE REYNA,  known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)

[Signature]  
Notary Public for the State of TEXAS



My Commission Expires: 12/07/19  
Pamela Milliner  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 18-09082

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY, SUITE 750  
DALLAS, TX 75254

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
REYNA, BRANDON  
401 APPALOOSA DRIVE, VICTORIA, TX 77904

FHA 495-8367214-703  
Firm File Number: 18-031295

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 16, 2009, BRANDON R REYNA A SINGLE MAN AND BERNARDINO R VILLARREAL AND ANGELITA F VILLARREAL HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to JENNIFER CAMPBELL LINDSEY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WALLICK AND VOLK, INC., A WYOMING CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200906446, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2020** 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, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Victoria county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Victoria, State of Texas:

BEING LOT NUMBER THIRTY-FIVE (35), IN BLOCK NUMBER NINE (9), OF BRIDLE RIDGE IV, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORDED IN VOLUME 8, PAGE 81 C&D, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 401 APPALOOSA DRIVE  
VICTORIA, TX 77904  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPELL, TX 75019

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 property securing the above referenced loan.

**FILED**

2019 OCT 31 P 1:44

*Deidi Casola*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

  
SUBSTITUTE TRUSTEE

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz, Janice Stoner  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

FILE No. 9788  
 County Clerk, Victoria County, Texas  
 Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> February 16, 2017	<b>Original Mortgagor/Grantor:</b> ROBERT J O'KEEFE AND SHERRI L O'KEEFE
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PACIFIC UNION FINANCIAL, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
<b>Recorded in:</b> <b>Volume:</b> n/a <b>Page:</b> n/a <b>Instrument No:</b> 201702017	<b>Property County:</b> VICTORIA
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd., Coppell, TX 75019

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$158,424.00, executed by ROBERT O'KEEFE; SHERRI O'KEEFE and payable to the order of Lender.

**Property Address/Mailing Address:** 1801 COLLEGE DR, VICTORIA, TX 77901

**Legal Description of Property to be Sold:** BEING LOT NUMBER (11), IN BLOCK NUMBER THREE (3), OF NORTH BON-AIRE, 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 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

COMMONLY KNOWN AS: 1801 COLLEGE DR., VICTORIA, TC 77091.

<b>Date of Sale:</b> January 7th, 2020	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA



92602, OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

FILED

2019 OCT 31 P 1:46

*OH*  
*Debra Casala*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



SUBSTITUTE TRUSTEE

Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

112 ROANOKE DRIVE  
VICTORIA, TX 77904

0000008679037

**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 07, 2020

Time: The sale will begin at 11:00 AM 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 30, 2001 and recorded in Document CLERK'S FILE NO. 200106913; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201808810 real property records of VICTORIA County, Texas, with BOYCE E. TESCH AND MICHELLE R. TESCH, grantor(s) and MILDOR CORP. D/B/A COMMUNITY 1ST MORTGAGE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BOYCE E. TESCH AND MICHELLE R. TESCH, securing the payment of the indebtednesses in the original principal amount of \$69,351.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE FOR REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2003-R2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

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

**FILED**

2019 OCT 31 P 1:49

*Diana Cooley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NTSS0000008679037

112 ROANOKE DRIVE  
VICTORIA, TX 77904

00000008679037

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

112 ROANOKE DRIVE  
VICTORIA, TX 77904

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VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER SIX (6), OF MEADOWCREEK III, 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, AT PAGE 152 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

FILED

2019 NOV -8 A 8:03

an

*Dacia Casler*  
COUNTY CLERK

VICTORIA COUNTY, TEXAS

00000008678443

3602 LONE TREE RD  
VICTORIA, TX 77901

FILE No. 9792  
County Clerk, Victoria County, Texas

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: January 07, 2020

Time: The sale will begin at 11:00 AM 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 115N. 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 19, 2010 and recorded in Document CLERK'S FILE NO. 201005278 real property records of VICTORIA County, Texas, with YVETTE GOMEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by YVETTE GOMEZ, securing the payment of the indebtednesses in the original principal amount of \$74,789.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MID AMERICA MORTGAGE, 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 in the attached Exhibit A.

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

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452





3602 LONE TREE RD  
VICTORIA, TX 77901

00000008678443

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

3602 LONE TREE RD  
VICTORIA, TX 77901

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VICTORIA



BEING LOT NUMBER 15, BLOCK 1, OF DEL RAY SUBDIVISION SECTION II , AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 27, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

SAVE AND EXCEPT 333 SQUARE FEET CONVEYED TO THE CITY OF VICTORIA AS DESCRIBED BY METES AND BOUNDS CONTAINED IN INSTRUMENT RECORDED UNDER INSTRUMENT NUMBER 200605942. OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS.

TOGETHER WITH THE MANUFACTURED HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY AND INCORPORATED HEREIN. SAID MANUFACTURED HOME IS IDENTIFIED AS FOLLOWS:

YEAR/MAKE/MODEL: 2007 KYLE CROSSING  
SERIAL/VIN NUMBER(S): PH2213004

FILE No. 9801  
County Clerk, Victoria County, Texas

115 STONEWOOD PLACE  
VICTORIA, TX 77901

00000008697682

**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 07, 2020

Time: The sale will begin at 11:00 AM 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 15, 2008 and recorded in Document CLERK'S FILE NO. 200810061; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201703606 real property records of VICTORIA County, Texas, with BRIAN LINCKE AND KELLI LINCKE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRIAN LINCKE AND KELLI LINCKE, securing the payment of the indebtednesses in the original principal amount of \$90,495.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

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

FILED

2019 NOV 14 A 8:37

*Dolci Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

115 STONEWOOD PLACE  
VICTORIA, TX 77901

00000008697682

00000008697682

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER TWENTY-SIX (26), OF TANGLEWOOD SECTION IX, 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 65 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**Notice of Foreclosure Sale**

**FILED**

November 20, 2019

2019 NOV 20 A 9:49

Texas Home Equity Security Instrument (First Lien) ("Deed of Trust"):

Dated: September 18, 2012

Grantor: Kenneth Andrew Svatek and wife, Jennifer A. Svatek

Trustee: Loretta Williams

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 201210973 of the real property records of Victoria County, Texas

Legal Description: Being Lot No. Eighteen (18), in Block No. Four (4), of Cedar Ridge Estates, a subdivision to the City of Victoria, Victoria County, Texas, according to the established map and plat of said subdivision of record in Volume 5, Page 3, Map and Plat Records of Victoria County, Texas.

Property Address: 105 Eleanor Street, Victoria, Texas 77904

Secures: Texas Home Equity Fixed/Adjustable Rate Note ("Note") in the original principal amount of \$60,000.00, executed by Kenneth Andrew Svatek ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto

Substitute Trustee: M. H. Cersonsky

Substitute Trustee's Address: 1770 St. James Place, Suite 150, Houston, Texas 77056

Foreclosure Sale:

Date: January 7, 2020

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

DN  
Doris Caskey  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Place: Victoria County Courthouse, 115 N. Bridge St., Victoria, TX 77901, area in front of east door of courthouse facing North Bridge Street.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.


The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. 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 **"AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute 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 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.**



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M. H. Cersonsky, Substitute Trustee



Cause No.: 19-09-84964-D

In Re: Order for Foreclosure Concerning 105	§	IN THE DISTRICT COURT OF
Eleanor Street, Victoria, Texas 77904	§	
Under Tex. R. Civ. P. 736	§	
	§	
Petitioner:	§	VICTORIA COUNTY, TEXAS
Texas Dow Employees Credit Union	§	
	§	
Respondents:	§	
Kenneth Andrew Svatek and Jennifer A.	§	377th JUDICIAL DISTRICT COURT
Svatek and Occupant		

**DEFAULT ORDER ALLOWING FORECLOSURE**

1. On this day, the Court considered Petitioner's motion for default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rules of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order are Kenneth Andrew Svatek, Jennifer A. Svatek, and Occupant, whose last known address is 105 Eleanor Street, Victoria, Texas 77904.

3. 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.

4. The property that is the subject of this foreclosure proceeding is commonly known as 105 Eleanor Street, Victoria, Texas 77904 with the following legal description:

Being Lot No. Eighteen (18), in Block No. Four (4), of Cedar Ridge Estates, a subdivision to the City of Victoria, Victoria County, Texas, according to the established map and plat of said subdivision of record in Volume 5, Page 3, Map and Plat Records of Victoria County, Texas.

5. The lien to be foreclosed is indexed or recorded at Instrument Number: 201210973 and recorded in the real property records of Victoria County, Texas.

6. The material facts establishing Respondent'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.

7. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. §501 et. seq.

8. Therefore, the Court grants Petitioner's motion for 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 applicable law and the loan agreement, contract, or lien sought to be foreclosed.

9. 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 separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: 11/4/2019 11:16 AM

  
JUDGE PRESIDING

FILE No. 9804  
County Clerk, Victoria County, Texas  
**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
1/24/2007

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200701420

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

**Grantor(s)/Mortgagor(s):**  
ANALIZ FLEURY LUSTER AND HUSBAND,  
JAMES MICHAEL LUSTER  
**Current Beneficiary/Mortgagee:**  
U.S. Bank National Association, as Trustee, in trust  
for the registered holders of Citigroup Mortgage  
Loan Trust 2007-AHL2, Asset-Backed Pass-Through  
Certificates, Series 2007-AHL2

**Property County:**  
VICTORIA

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

**Legal Description:** BEING LOT NUMBERS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), IN BLOCK NUMBER SIX (6), OF HILLCREST 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 2, PAGE 20, AND CORRECTED IN VOLUME 2, PAGE 56, BOTH OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

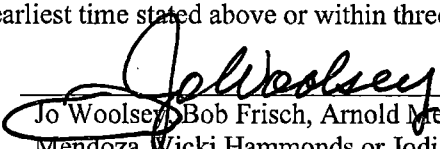
**Date of Sale:** 1/7/2020

**Earliest Time Sale Will Begin:** 11am

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

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

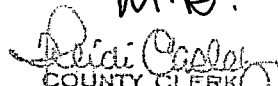
**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.

  
Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Wicki Hammonds or Jodi Steen or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED**

2019 NOV 21 A 11:41

M.D.

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**MH File Number:** TX-14-21930-FC  
**Loan Type:** Conventional Residential

**NOTICE OF TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated January 17, 2012 and recorded under Clerk's File No. 201201111, in the real property records of VICTORIA County Texas, with Dorothy Gooden Dupnik, an unmarried woman as Grantor(s) and MetLife Home Loans, a division of MetLife Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Dorothy Gooden Dupnik, an unmarried woman securing payment of the indebtedness in the original principal amount of \$172,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Dorothy Gooden Dupnik. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is representing the Mortgagee, whose address is: 8950 Cypress Waters Blvd, Coppell, TX 75019 .

**Legal Description:**

**LOT 11, BLOCK 2, OF WALNUT BEND, SECTION 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 12 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 01/07/2020**

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

**Location of Sale:** The place of the sale shall be: VICTORIA County Courthouse, Texas at the following location: At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



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.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200



Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Sandra Mendoza, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee

FILED *PO*

2019 NOV 26 A 9:53

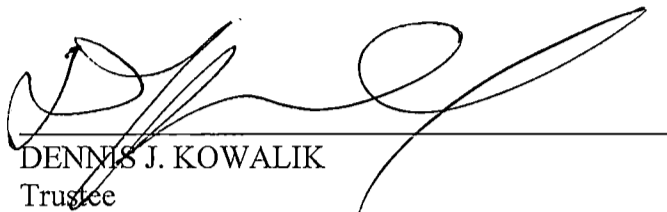
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

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

WITNESS my hand this the 4<sup>th</sup> day of December, 2019

  
DENNIS J. KOWALIK  
Trustee

THE STATE OF TEXAS §  
COUNTY OF VICTORIA §

This instrument was acknowledged before me on this the 4<sup>th</sup> day of December, 2019 by DENNIS J. KOWALIK.



  
NOTARY PUBLIC, STATE OF TEXAS

FILED  
2019 DEC -5 P 1:16

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Notice of Trustee's Sale**

**FILED**

2019 DEC -5 P 3:20 *PO*

Date: December 5, 2019  
Trustee: Jose Alberto Flores  
3502 Wildwood  
Victoria, TX 77901  
Lender: David L. Rhode  
410 Charleston Dr.  
Victoria, TX 77904

*David Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Deed of Trust

Date: May 25, 2013  
Grantor: Benjamin R Verret and Sara E Lewis  
1403 E. Anaqua  
Victoria, TX 77901  
Lender: David L. Rhode  
410 Charleston Dr.  
Victoria, TX 77904

Recording information: County Clerk No. 201306537, Victoria County,  
Texas

Property:  
1403 E. Anaqua: Lot Eight (8), Block Two (2), PARKWOOD  
Subdivision, city of Victoria, Victoria County, Texas

County: Victoria County, Texas

Date of Sale: January 7, 2020

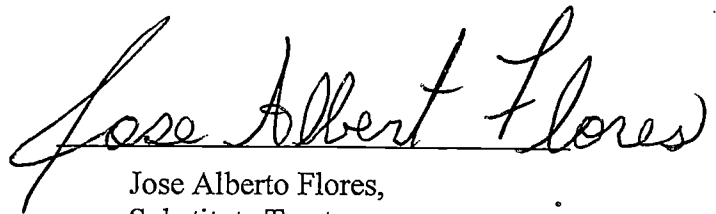
Time of Sale: 12:30PM

Place of Sale: Area in front of the east door of the Victoria County Courthouse building  
located at 115 North Bridge Street, Victoria, Texas.

Lender has appointed Jose Alberto Flores as Substitute Trustee under the Deed of  
Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the  
satisfaction of the Note.



Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, **Purchasers are buying the property AS IS, without any warranty on the part of the Seller, either written or implied.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Jose Alberto Flores,  
Substitute Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Kathryn Hagen

**FILED**

Date: December 11, 2019

Substitute Trustee: Stephen Pasta  
The Deitch Law Offices  
800 Rio Grande  
Austin, TX 78701

2019 DEC 12 P 12:34  
*aw*  
*Debra Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Borrower: Kyndell Brandt  
217 Macon Creek  
Victoria, TX 77901

Kyndell Brandt  
1004 Fairview  
Victoria, TX 77904

Lender: Kathryn Hagen  
403 North Niagara St.  
Burbank, CA 91505

Note: Promissory Note dated December 31, 2018, in the original principal amount of THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00), with a maturity date of June 30, 2019, executed by Grantor, as Borrower, and payable to the order of Lender, including all amendments, restatements, increases, renewals, and extensions thereto.

Deed of Trust

Date: December 31, 2018

Grantor: Kyndell Brandt  
217 Macon Creek  
Victoria, TX 77901

Kyndell Brandt  
1004 Fairview  
Victoria, TX 77904

Lender: Kathryn Hagen  
403 North Niagara St.  
Burbank, CA 91505

Recording information: Document No. 201900373 in the Official Public Records of Victoria County, Texas

Property: Lot Number Six (6), in Block Number (5), of THE HABITAT AT POST OAK, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, Page 85 C&D of the Plat Records of Victoria County, Texas, being the same tract of land more particularly described by metes and bounds in the deed recorded as Document No. 201306561 in the Official Public Records of Victoria County, Texas, including all Personalty (as defined in the Deed of Trust) secured by the security agreement included in the Deed of Trust

County: Victoria County, Texas

Date of Sale: Tuesday, January 7, 2020

Time of Sale: The earliest time at which the sale of the Property will begin is 10:00 A.M. local time on the Date of Sale.

Place of Sale: The sale of the Property will take place in the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or in such other area as may be designated by the County Commissioner's Office or the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

Kathryn Hagen has appointed Stephen Pasta as the Substitute Trustee under the Deed of Trust. Lender has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the 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 IMMEDIATELY.**



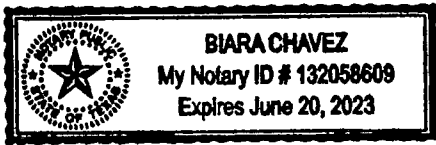
Stephen Pasta  
The Deitch Law Offices  
800 Rio Grande St.  
Austin, TX 78701

Attorney for Kathryn Hagen

ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on the 11<sup>th</sup> day of December, 2019, by Stephen Pasta.



Biara Chavez  
Notary Public, in and for the State of Texas  
My commissions expires: June 20, 2023

AFTER RECORDING, RETURN TO:

The Deitch Law Offices  
800 Rio Grande  
Austin, TX 78701

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

2019 DEC 16 A 11: 28

*DN*  
*Debra Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, TRAVIS W. BRYANT AND LSHA F. BRYANT, HUSBAND AND WIFE** delivered that one certain Deed of Trust dated JANUARY 21, 2015, which is recorded in INSTRUMENT NO. 201500842 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$167,015.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and**

**WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

**NOTICE IS HEREBY GIVEN** that on Tuesday, JANUARY 7, 2020, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER ELEVEN (11), OF CASTLE HILL, SECTION III, 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, AT PAGE 22 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

The sale will occur at that area designated by the Commissioners Court of VICTORIA County, Texas, for such sales (OR AT PATIO AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE FACING BRIDGE STREET).

**NOTICE IS FURTHER GIVEN** that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: DECEMBER 16, 2019.



SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR SANDRA MENDOZA  
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR  
SUSAN SANDOVAL OR LESLYE EVANS OR W.D.  
LAREW

FILE NO.: WMC-3548  
PROPERTY: 304 YORKSHIRE LANE  
VICTORIA, TEXAS 77904

TRAVIS W. BRYANT

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

FILED

FILE No. 9815  
County Clerk, Victoria County, Texas

2019 DEC 16 P 4: 16

*Deirdre Casler*  
COUNTY CLERK 00000007742141  
VICTORIA COUNTY, TEXAS

3606 OAKLAWN ST  
VICTORIA, TX 77901

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 07, 2020

Time: The sale will begin at 11:00 AM 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 November 07, 2007 and recorded in Document CLERK'S FILE NO. 200714586 real property records of VICTORIA County, Texas, with DAVID T ROSAS, grantor(s) and CAPITAL ONE, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID T ROSAS, securing the payment of the indebtednesses in the original principal amount of \$55,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

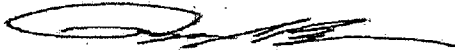
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD  
SUITE 200-A  
ANAHEIM, CA 92806



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**Certificate of Posting**

My name is Bob Frisch, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-16-19 I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: Bob Frisch

Date: 12-16-19

3606 OAKLAWN ST  
VICTORIA, TX 77901

00000007742141

00000007742141

VICTORIA

**EXHIBIT "A"**

BEING LOT NO TWENTY-ONE (21), IN BLOCK NO ONE (1), OF MAYFAIR SUBDIVISION, SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 18 OF THE PLAT RECORDS, OF VICTORIA COUNTY, TEXAS



FILED

FILE No. 9816  
County Clerk, Victoria County, Texas

2019 DEC 16 P 4: 16

*Darci Cooley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS 0000006617849

5 SOMERSET PL  
VICTORIA, TX 77904

**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 07, 2020

Time: The sale will begin at 11:00 AM 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 24, 2011 and recorded in Document CLERK'S FILE NO. 201109122 real property records of VICTORIA County, Texas, with SHARON L JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SHARON L JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$171,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

c/o SN SERVICING CORPORATION  
51 VERONICA AVENUE  
SOMERSET, NJ 08873



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

5 SOMERSET PL  
VICTORIA, TX 77904

0000006617849

0000006617849

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER FIVE (5) OF SOMERSET PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY , TEXAS. ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6. PAGE 128. OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TOGETHER WITH ONE-NINTH (1/9TH) INTEREST IN RESERVES A AND B AS SHOWN ON THE SUBDIVISION PLAT.

**CAUSE NO. 18-08-83092-D**

**MTGLQ INVESTORS, L.P.,**  
**Plaintiff**

v.

**SEAN JOHNSON AND THE**  
**UNKNOWN HEIRS OF SHARON LEE**  
**JOHNSON,**  
**Defendants**

**In Re: 5 Somerset Pl.**  
**Victoria, TX 77904**

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**IN THE DISTRICT COURT**

**VICTORIA COUNTY, TEXAS**

**377<sup>TH</sup> JUDICIAL DISTRICT**

**AGREED FINAL JUDGMENT**

After considering plaintiff, MTGLQ INVESTORS, L.P., its successors or assigns, motion for entry of an agreed judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation was properly served on defendants according to law and remained on file with the Clerk of this Court for the time prescribed by law.
2. Sean Johnson was personally served with citation and a copy of Plaintiff's Original Petition and was nonsuited from this case.
3. The unknown heirs at law were served by publication and Rodney F. Durham was appointed as the attorney ad litem.
4. The Loan Agreement between Sharon L. Johnson and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.
5. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

**ORDERED** that:

All of Sharon L. Johnson's ("Decedents") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 5 Somerset Pl., Victoria, Texas 77904 ("Property") and legally described as:

**BEING LOT NUMBER FIVE (5) OF SOMERSET PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 128, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TOGETHER WITH ONE-NINTH (1/9TH) INTEREST IN RESERVES A AND B AS SHOWN ON THE SUBDIVISION PLAT.**

**IT IS FURTHER ORDERED** plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated August 24, 2011 and filed under Clerk's File No. 201109122 of the Official Public Records of Victoria County, Texas.

**IT IS FURTHER ORDERED** that this Judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

**IT IS FURTHER ORDERED** that a copy of this Judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

**IT IS FURTHER ORDERED** that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

**IT IS FURTHER ORDERED** that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

**IT IS FURTHER ORDERED** that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

**IT IS FURTHER ORDERED** that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.

**IT IS FURTHER ORDERED** that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

**IT IS FURTHER ORDERED** that Rodney F. Durham be awarded \$ 1,200.00 payable by Plaintiff as a cost of court and be discharged as attorney ad litem in this cause.

**IT IS FURTHER ORDERED** that all other costs of court are taxed against the party incurring same.

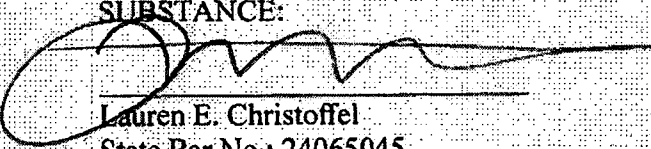
All relief not expressly granted is denied.

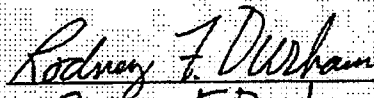
This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2019  
Signed: 6/21/2019 11:38 AM

  
\_\_\_\_\_  
PRESIDING JUDGE

APPROVED AS TO FORM & APPROVED:  
SUBSTANCE:

  
\_\_\_\_\_  
Lauren E. Christoffel  
State Bar No.: 24065045  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001-4320  
(972) 341-5343  
(972) 341-0734 (Facsimile)  
[LaurenC@bdfgroup.com](mailto:LaurenC@bdfgroup.com)

  
\_\_\_\_\_  
Rodney F. Durham  
State Bar No. 06281300  
P.O. Box 1397  
Victoria, TX 77902  
361.578.8177  
[rodneymdurham@gmail.com](mailto:rodneymdurham@gmail.com)

19-04280  
209 MCCORMICK ROAD, VICTORIA, TX 77904

**NOTICE OF FORECLOSURE SALE**

**Property:** The Property to be sold is described as follows:  
SEE EXHIBIT "A"

**Security Instrument:** Deed of Trust dated April 27, 2001 and recorded on May 3, 2001 at Instrument Number 200105584 in the real property records of VICTORIA County, Texas, which contains a power of sale.

**Sale Information:** January 7, 2020, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.

**Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:** The Deed of Trust executed by AMANDA R. OLIVAREZ AND ARMANDO A. OLIVAREZ AND MARIA LETICIA OLIVAREZ secures the repayment of a Note dated April 27, 2001 in the amount of \$31,255.00. BAYVIEW LOAN SERVICING, LLC, whose address is c/o Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, is the current mortgagee of the Deed of Trust and Note and Bayview Loan Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

**FILED**

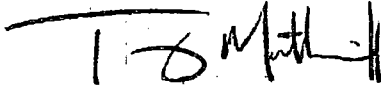
2019 DEC 17 A 10:14

DN  
*Debra Casola*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



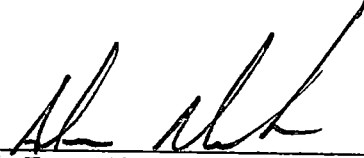
4713495

**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.**



---

Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024



---

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Vanessa McHaney, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Janice Stoner  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

Certificate of Posting

I, Alexis Mendoza, declare under penalty of perjury that on the 17<sup>th</sup> day of December, 2019, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VICTORIA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



0.50 OF AN ACRE  
FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF VICTORIA }

Being 0.50 of an acre situated in and a part of the S.A. & M.G.R.R. Survey No. 3, Abstract No. 314, Victoria County, Texas, and being the same as that certain 0.50 acre tract recorded in Instrument No. 200001596 of the Official Records of Wharton County, Texas. This 0.50 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found in the Southwest line of McCormick Road for the East corner of this 0.50 of an acre, also being the East corner of said 0.50 acre tract;

THENCE, S 45°00'00" W ( bearing reference line ) with the common line of this tract and a 0.50 acre tract recorded in Volume 1350, page 459 of the Official Records of Victoria County, Texas, a distance of 214.71 feet ( deed call = 214.70 feet ) to a 5/8 inch iron rod found for the South corner of this 0.50 of an acre;


THENCE, N 44°52'28" W ( deed call = N 45°00'00" W, 101.44 feet ) with the common line of this tract and a 0.50 acre tract recorded in Volume 128, Page 41 of the Official Records of Victoria County, Texas, a distance of 101.49 feet to a 5/8 inch iron rod found for the West corner of this 0.50 of an acre;

THENCE, N 45°01'04" E ( deed call = N 45°00'00" E , 214.70 feet ) with the common line of this tract and a 0.50 acre tract recorded in Volume 70, Page 8 of the Official Records of Victoria County, Texas, a distance of 214.48 feet to a 5/8 inch iron rod set for the North corner of this 0.50 of an acre;

THENCE, S 45°00'14" E ( deed call = S 45°00'00" E, 101.44 feet ) with the Southwest line of McCormick Road a distance of 101.43 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.50 of an acre;

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on March 20, 2001, and bearings are based on a deed recorded in Instrument No. 200001596 of the Official Records of Victoria County, Texas.

  
Dennis J. Ellis  
Registered Professional  
Land Surveyor  
Texas No. 4736  
Job No. 7147

4-6-01  
Date



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

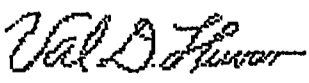
  
2001 MAY 03 03:12 PM 200105584  
RONNIE \$41.00  
VAL D. HUVAR, COUNTY CLERK  
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

**NOTICE OF FORECLOSURE SALE**

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT ONE (1), BLOCK EIGHTEEN (18) OF TANGLEWOOD SECTION VII, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 43, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/27/2018 and recorded in Document 201807639 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: 01/07/2020  
Time: 11:00 AM  
Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

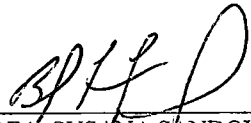
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009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

**5. Obligations Secured.** The Deed of Trust executed by CARRIE CANCHOLA, provides that it secures the payment of the indebtedness in the original principal amount of \$186,217.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY, LLC is the current mortgagee of the note and deed of trust and AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY, LLC c/o AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY, LLC, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JO WOOLSEY, ARNOLD MENDOZA, BOB FRISCH, JANICE STONER, JODI STEEN OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JO WOOLSEY, ARNOLD MENDOZA, BOB FRISCH, JANICE STONER, JODI STEEN OR JAMIE STEEN  
c/o AVT Title Services, LLC  
5177 Richmond Avenue Suite 1230  
Houston, TX 77056

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

**FILED**  
2019 DEC 17 P 1:57

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

FILE No. 9819  
County Clerk, Victoria County, Texas

FILED *RO*  
2019 DEC 17 P 2:06

Notice of Trustee's Sale

Date: December 17, 2019

Trustee: Stephen A. Beal

*Debra Cooley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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 September 12, 2007, from Maker, Mr. Miguel Ocampo to Payee, BP-Residential, L.L.C., in the original principal amount of \$53,500.00

Deed of Trust

Date: September 12, 2007

Recording Information: Filed on September 13, 2007, and recorded under document number 200711993 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Miguel Ocampo and Ms. Maribel Ocampo

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Four (4), in Block Number One (1), of COLEMAN 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 45 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

SUBJECT, HOWEVER, to those certain restrictions and conditions of record in Volume 260, Page 190, Deed Records, Victoria County, Texas, reference to which is heremade for all purposes.

SUBJECT FURTHER to an easement and/or right-of-way as set forth and granted to Texas Central Power Company from J.F. Welder, by instrument dated August 10, 1926, and recorded in Volume 111, Page 209 of the Deed Records of Victoria County, Texas.

SUBJECT FURTHER to a five foot (5') utility easement across the rear of said property herein covered and shown by the map and plat of record in Volume 1, Page 45 of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): January 7, 2020

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

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

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

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

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

  
STEPHEN A. BEAL, TRUSTEE

FILE No. 9820  
County Clerk, Victoria County, Texas

FILED

2019 DEC 17 P 2:07

Notice of Trustee's Sale

Date: December 17, 2019

Trustee: Stephen A. Beal

Street Address for Trustee: PO Box 195607 Dallas, TX 75219

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

Obligation: Real Estate Lien Note dated September 18, 2017, from Maker, Amber Arikan to Payee, BP-Residential, L.L.C., in the original principal amount of \$47,000.00

Deed of Trust

Date: September 18, 2017

Recording Information: Filed on October 3, 2017, and recorded under document number 201710623 Official Public Records of VICTORIA County, Texas

Grantor: Amber Arikan

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Fourteen (14), in Block Number One (1), of ED SLOTNICK 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 70 of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): January 7, 2020

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by NOE ZAPATA, dated February 16, 2010, and duly recorded as Instrument No. 201101128, 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, January 7, 2020, (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 a 0.984 acre tract of land situated in Farm Lot Number One (1), Block Number Three (3), Range Number Eight (8), East Above Town in the Original Four League Grant to Victoria, Victoria County, Texas and being Lot Number Two (2), in Block Number Five (5) of Lone Tree Acres Subdivision (unrecorded), an addition to the City of Victoria, Victoria County, Texas and being the same tract of land described in deed dated October 21, 1991, from Clement B. Zandotti, et al to Marsha Saway, of record in Volume 1609, Page 107, Deed Records of Victoria County, Texas; said 0.984 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by references for all purposes;

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 17th day of December, 2019.



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

FILED

2019 DEC 17 P 3:06

  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



EXHIBIT A

0.984 ACRES

THE STATE OF TEXAS)  
THE COUNTY OF VICTORIA]

BEING a 0.984 acre tract of land situated in Farm Lot Number One (1), Block Number Three (3), Range Number Eight (8), East Above Town in the Original Four League Grant to Victoria, Victoria County, Texas, and being Lot Number Two (2), in Block Number Five (5) of Lone Tree Acres Subdivision (unrecorded), an addition to the City of Victoria, Victoria County, Texas, and being that same tract of land described in deed dated October 21, 1991, from Clement B Zandonetti, et al, to Marsha Sawey, recorded in Volume 1609, Page 107 Deed Records Victoria County, Texas, said 0.984 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found in the northeast right-of-way line of Tibiletti Drive marking the south corner of Lot 1, Block 5 of said subdivision, same being the west corner of the herein described tract,

THENCE, North 39 deg. 59' 00" East, a distance of 277.80 feet to a 5/8 inch steel rebar set to mark the east corner of said Lot 1, Block 5, same being the north corner of the herein described tract;

THENCE, South 50 deg. 01' 00" East, a distance of 154.49 feet (Deed Call 156.00 feet) to a 5/8 inch steel rebar set to mark the north corner of Lot 3, Block 5 of said subdivision, same being the east corner of the herein described tract,

THENCE, South 39 deg. 59' 00" West, a distance of 277.13 feet (Deed Call 277.80 feet) to a 5/8 inch iron rebar found in the northeast right-of-way line of said Tibiletti Drive marking the west corner of said Lot 3, same being the south corner of the herein described tract;

THENCE, North 50 deg. 15' 53" West, a distance of 154.50 feet (Deed Call North 50 deg. 01' 00" West, 156.00 feet) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.984 acre tract of land, more or less.

All set 5/8 inch diameter steel rebar marked with yellow plastic cap stamped "URBAN SURVEYING, INC."

Bearings are based on bearings of record recorded in Volume 1609, Page 107 of the Deed Records of Victoria County, Texas.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in May, 2006 and are true and correct to the best of my knowledge and belief.

*Terry T. Ruddick*  
Urban Surveying, Inc.  
By: Terry T. Ruddick 05/15/06  
Registered Professional Land Surveyor  
Texas No. 4943



815257