

**NOTICE OF ACCELERATION AND 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.

**DEED OF TRUST INFORMATION:**

Date: 03/10/2010  
Grantor(s): SHARRL H. WACKAR AND SPOUSE RHONDA WACKAR  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., A WYOMING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$107,025.00  
Recording Information: Instrument 201002321  
Property County: Victoria  
Property: (See Attached Exhibit "A")  
Reported Address: 204 BRADLEY, TELFERNER, TX 77988

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: JPMorgan Chase Bank, National Association  
Mortgage Servicer: JPMorgan Chase Bank, N.A.  
Current Beneficiary: JPMorgan Chase Bank, National Association  
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

Date of Sale: Tuesday, the 7th day of July, 2020  
Time of Sale: 11:00AM or within three hours thereafter.  
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Victoria County Commissioner's Court, at the area most recently designated by the Victoria County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

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*Am*  
Victoria County Clerk  
VICTORIA COUNTY, TEXAS

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

**Substitute Trustee(s):** Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

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

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded 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.

By: \_\_\_\_\_

**Exhibit "A"**

BEING 0.66 OF AN ACRE SITUATED IN AND A PART OF THE JOHN RICKER SURVEY, ABSTRACT NO. 284, VICTORIA COUNTY, TEXAS, AND KNOWN AS LOT NUMBERS TWELVE (12), THIRTEEN (13) AND FOURTEEN (14); IN BLOCK NUMBER TWO (2), OF VICTORIA PLAZA (UNRECORDED), AN ADDITION IN VICTORIA COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN 0.66 ACRE TRACT RECORDED IN INSTRUMENT NUMBER 200912350 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.66 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A IRON ROD FOUND IN THE SOUTHWEST LINE OF BRADLEY STREET FOR THE EAST CORNER OF THIS 0.66 OF AN ACRE, ALSO BEING THE EAST CORNER OF SAID LOT TWELVE (12), BLOCK TWO (2), VICTORIA PLAZA, AND THE NORTH CORNER OF LOT ELEVEN (11), BLOCK TWO (2), VICTORIA PLAZA (OWNED BY MAURILIO HIDALGO);

THENCE, S 53 DEGREES, 45'00" W (BEARING REFERENCE LINE) WITH THE COMMON LINE OF THIS TRACT AND HIDALGO TRACT A DISTANCE OF 119.36 FEET (DEED CALL= 120.00 FEET) TO A IRON ROD FOUND FOR THE SOUTH CORNER OF THIS 0.66 OF AN ACRE;

THENCE, N 36 DEGREES, 24'09" W (DEED CALL= N 36 DEGREES, 15'00" W) WITH THE COMMON LINE OF THIS TRACT AND LOTS 5-2, BLOCK 2, VICTORIA PLAZA A DISTANCE OF 240.00 FEET TO A IRON ROD SET FOR THE WEST CORNER OF THIS 0.66 OF AN ACRE;

THENCE, N 53 DEGREES, 45'01" E WITH THE COMMON LINE OF THIS TRACT AND LOT 15, BLOCK 2, VICTORIA PLAZA, (OWNED BY RICHARD MIKEAL) A DISTANCE OF 120.00 FEET TO A IRON ROD SET FOR THE NORTH CORNER OF THIS 0.66 OF AN ACRE;

THENCE, S 36 DEGREES, 15'00" E WITH THE SOUTHWEST LINE OF BRADLEY STREET A DISTANCE OF 240.00 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.66 OF AN ACRE.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

**Notice of Foreclosure Sale**

June 11, 2020

**FILED** *20*  
2020 JUN 11 A 11: 11

Deed of Trust

Dated: August 8, 2016

Grantor: Bryan M. Wagner

Trustee: Loretta Williams

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 201608860 of the real property records of Victoria County, Texas, as modified by Instrument Number 201803476 of the real property records of Victoria County, Texas, as corrected by Instrument Number 201913678 of the real property records of Victoria County, Texas

Legal Description: Being Lot Number Eleven (11), in Block Number Three (3), of Highland Hills Subdivision Section III Phase 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 8, Page 141-A of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Property Address: 115 Andrew Dr., Victoria, Texas 77904

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$200,850.00, executed by Bryan M. Wagner ("Borrower"), and as modified by Instrument Number 201803476 of the real property records of Victoria County, Texas, as corrected by Instrument Number 201913678 of the real property records of Victoria County, Texas, and payable to the order of Lender

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

Substitute Trustee: Jacquelyn D. McAnelly, M. H. Cersonsky, John C. Landon.

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

*Victoria County*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Foreclosure Sale:

Date: July 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.**

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.

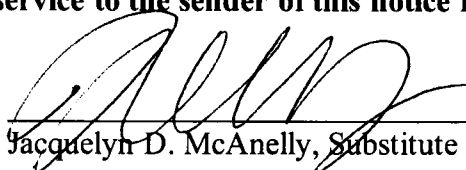
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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.**

  
\_\_\_\_\_  
Jacquelyn D. McAnelly, Substitute Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, by that one certain Deed of Trust dated October 5, 2015, recorded under Document No. 201511068, in the Official Records of Victoria County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Eric Ordonez (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated October 5, 2015, in the original principal sum of \$49,440.00 executed by Eric Ordonez and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, Texas Dow Employees Credit Union ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas;

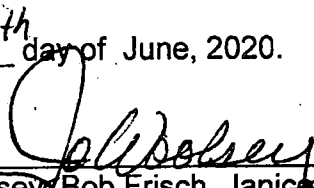
**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Jo Woolsey, Bob Frisch, Janice Stoner, Jodi Steen, James L. Hollerbach, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Victoria County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Victoria County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of

Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the area in front of the East door of the Victoria County Courthouse building located at 115 N. Bridge Street, Victoria County, Texas or as designated by the Commissioners Court of that county, at 11:00 a.m. (at the earliest), or within three (3) hours thereafter, on July 7, 2020, that being the first Tuesday of that month.

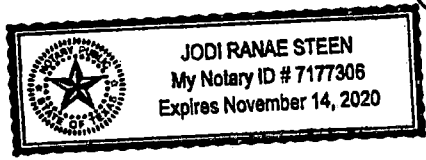
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Ste. 1800, San Antonio, Texas 78205.**

Executed in multiple originals on this 15<sup>th</sup> day of June, 2020.

  
Jo Woolsey, ~~Bob Frisch, Janice Stoner,~~  
~~Jodi Steen,~~ or James L. Hollerbach,  
Substitute Trustee  
6700 N. New Braunfels Avenue,  
San Antonio, Texas 78209

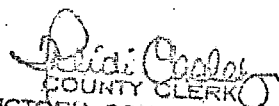
STATE OF TEXAS       §  
                                  §  
                                  §  
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 15<sup>th</sup> day of June, 2020, by Jo Woolsey, ~~Bob Frisch, Janice Stoner, Jodi Steen, or James L. Hollerbach,~~ Substitute Trustee, on behalf of said Trust.



  
Notary Public, State of Texas

FILED  
*an*  
2020 JUN 15 A 9:15

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

## PROPERTY DESCRIPTION

### TRACT I:

Being Lot Number One (1), in Block Number One (1), of C. AND M. ESTATES SUBDIVISION NO. 3, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, Page 120-A of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

### TRACT II:

BEING a 3.92 acre tract of land situated in Farm Lot 2, Block 1, Range 7, East Above Town of the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being that certain 3.92 acre tract of land as conveyed from Cecil W. Crouch and Monica Rosenquest to Monica Ambriz according to instrument recorded in Instrument No. 200610963 of the Official Public Records of Victoria County, Texas, said 3.92 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a concrete monument found on south right-of-way Hanselman Road (right-of-way varies), and marking the northeast corner of that certain 3.44 acre tract of land as conveyed to Rudy Hernandez, Sr. and Rudy Hernandez, Jr. according to instrument recorded in Instrument No. 200102111 of the Official Public Records of Victoria County, Texas, and the northwest corner of the herein described tract;

THENCE, North 83°43'34" East (North 85°00'00" East), a distance of 171.36 feet (170.97 feet) to a 5/8" steel rebar with "B&F" cap found on the south right-of-way of said Hanselman Road, and marking the northeast corner of the herein described tract;

THENCE, South 05°53'26" East (South 04°37'00" East), passing a 5/8" steel rebar with "B&F" cap found on the south right-of-way of said Hanselman Road and marking the northeast corner of Lot 1, Block 1 of C. and M. Estates Subdivision No. 3 according to plat recorded in Volume 8, Page 120-A of the plat Records of Victoria County, Texas, at a distance of 9.70 feet (9.70 feet), and continuing for a total distance of 904.88 feet (906.00") to a 5/8" steel rebar set on the north line of Lot 1, Block 1 of Escalante Subdivision according to plat recorded in Volume 7, Page 35-A, and marking the upper southeast corner of the herein described tract;

THENCE, South 83°43'34" West (South 85°00'00" West) continuing along the north line of Lot 1, Block 1 of said Escalante Subdivision, a distance of 164.83 feet (164.41 feet) to a concrete monument found marking the northwest corner of Lot 1 of said Escalante Subdivision, and marking an interior corner of the herein described tract;

THENCE, South 04°59'45" East (South 03°46'00" East), a distance of 495.66 feet (494.72 feet) to a concrete monument found on the north right-of-way of North Street (55.6 foot right-of-way), and marking the southwest corner of Lot 1 of said Escalante Subdivision, and marking the lower southeast corner of the herein described tract;

EXHIBIT "A"



THENCE, North 69°03'04" West (North 69°06'00" West), a distance of 21.76 feet (22.00 feet) to a concrete monument on the north right-of-way of said North Street, and marking the southeast corner of Lot 1, Block 1 of A.J. Gonzales Subdivision No. 1 according to instrument recorded in Volume 8, Page 127-A of the Plat Records of Victoria County, Texas, and marking the southwest Corner of the herein described tract;

THENCE, North 05°02'26" West (North 03°46'00" West), a distance of 1390.76 feet (1391.30 feet) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 3.92 acre tract of land, more or less.

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

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204).

**EXHIBIT "A"**

FILE No. 9883  
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED *RD*

2020 JUN 15 A 10:39

*David L. Rhode*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Date: June 15, 2020  
Trustee: Jose Alberto Flores  
3502 Wildwood  
Victoria, TX 77901  
Lender: David L. Rhode  
410 Charleston Dr.  
Victoria, TX 77904

Deed of Trust

Date: November 28, 2016  
Grantor: Israel Rodriguez and Sarah Morris Avila  
1003 Fillmore  
Victoria, TX 77901  
Lender: David L. Rhode  
410 Charleston Dr.  
Victoria, TX 77904

Recording information: County Clerk No. 201900658, Victoria County,  
Texas

Property:  
1003 E. Fillmore: BEING Lot Number Seven (7), in Block Number  
Two (2), of BLUE RIDGE ADDITION, an addition to the City of  
Victoria, Victoria County, Texas

County: Victoria County, Texas

Date of Sale: July 7, 2020

Time of Sale: 12:30 PM

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

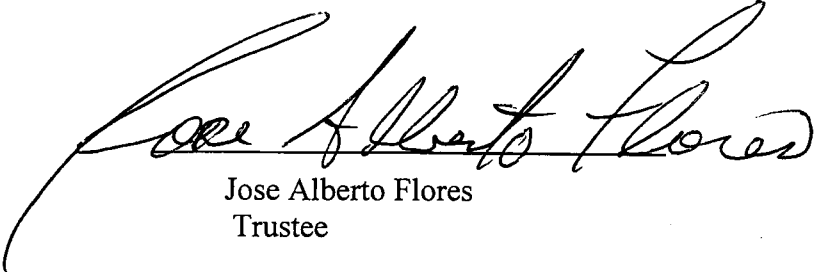
Lender has appointed Jose Alberto Flores as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

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 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.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**



Jose Alberto Flores  
Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Victoria County Texas Home Equity Security Instrument

Date of Security Instrument: July 20, 2007

Amount: \$46,351.30

Grantor(s): ALBERT HERNANDEZ, DOROTHY HERNANDEZ,  
HUSBAND AND WIFE

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS  
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A  
M BERNSEN

Original Trustee:

Mortgage Servicer and Address: Carrington Mortgage Services, LLC  
1600 South Douglas Road, Suite 200-A  
Anaheim, California 92806

Recording Information: Recorded on 7/27/2007, as Instrument No. 200709727 Victoria  
County, Texas

Legal Description: LOT TWELVE (12), BLOCK THREE (3), IN THE TOWN  
OF PLACEDO, VICTORIA COUNTY, TEXAS.  
ACCORDING TO THE ESTABLISHED MAP AND PLAT  
OF SAID TOWN OF RECORD IN THE MAP AND PLAT  
RECORDS IN VICTORIA COUNTY, TEXAS RECORDED  
IN BOOK NUMBER 250, PAGE 99

Date of Sale: 7/7/2020

Earliest Time Sale Will Begin: 11:00 AM

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

WHEREAS, an Default Order was entered on 8/12/2019, under Cause No. 18-10-83431-C, in the 267th Judicial District Judicial District Court of Victoria County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE **ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required



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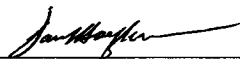
by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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 the notice immediately.**

EXECUTED in multiple originals on 6/2/2020.


By:   
Paul A. Hoeffker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

**FILED** 

2020 JUN 15 P 12:05

  
VICTORIA COUNTY, TEXAS

FILED

Notice of Trustee's Sale

Date: June 16, 2020

Trustee: Stephen A. Beal

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

2020 JUN 16 P 2:29

*M-D.*  
*Debra Caslar*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

Obligation: Real Estate Lien Note dated 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): July 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



2020 JUN 16 P 2:28

M. D.  
Victoria County Clerk  
VICTORIA COUNTY, TEXAS

**Notice of Trustee's Sale**

Date: June 16, 2020

Trustee: Stephen A. Beal

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

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

Obligation: Real Estate Lien Note dated July 17, 2019, from Maker, Marcos John Barelas and Jacklynn Marie Sanchez to Payee, BP-Residential, L.L.C., in the original principal amount of \$1,200,000.00

**Deed of Trust**

Date: July 17, 2019

Recording Information: Filed on August 1, 2019, and recorded under document number 201908631 Official Public Records of VICTORIA County, Texas

Grantor: Marcos John Barelas and Jacklynn Marie Sanchez

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Nine (9), in Block Number Six (6), of MAYFAIR TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 23 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

Date of Sale (first Tuesday of month): July 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.

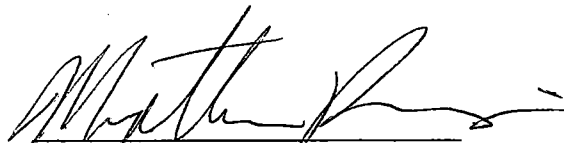
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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

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STEPHEN A. BEAL, TRUSTEE

Notice of Trustee's Sale

Date: June 16, 2020

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 April 22, 2019, from Maker, Jessica Llazmin Ramos to Payee, BP-Residential, L.L.C., in the original principal amount of \$52,500.00

Deed of Trust

Date: April 22, 2019

Recording Information: Filed on April 29, 2019, and recorded under document number 201904783 Official Public Records of VICTORIA County, Texas

Grantor: Jessica Llazmin Ramos

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Seven (7) and Eight (8), in Block Number "G", of PUTNEY-MOORE SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 68 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): July 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.**

FILED

2020 JUN 16 P 2: 26

M. D.

Debra Casaday  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

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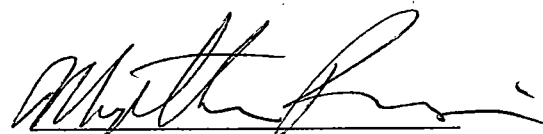
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STEPHEN A. BEAL, TRUSTEE