

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: BEING LOT NUMBER NINE (9), IN BLOCK NUMBER TWO (2), OF COLLEGE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD FILED IN VOLUME 2, PAGE 5, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/02/2008 and recorded in Document 200808219 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: 05/07/2019

Time: 11:00 AM

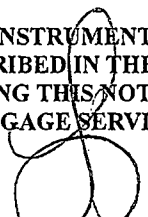
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


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 JACOB THOMAS HOUSTON AND KATHERINE CHRISTINE HOUSTON, provides that it secures the payment of the indebtedness in the original principal amount of \$68,918.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 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 JO WOOLSEY, BOB FRISCH, JODI STEEN OR JANICE STONER, 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


JO WOOLSEY, BOB FRISCH, JODI STEEN OR JANICE STONER
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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 FEB 28 P 2 54
DG

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

FILE No. 9641
County Clerk, Victoria County, Texas

2019 FEB 28 P 3:07

SELECT PORTFOLIO SERVICING, INC. (SPS)
URBANO JR., DANNY AND STEPHANIE
1005 EAST TRINITY, VICTORIA, TX 77901

CONVENTIONAL
Firm File Number: 09-009757

DG
Pecia Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 9, 2006, DANNY URBANO, JR. AND WIFE, STEPHANIE URBANO, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200616087, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on December 6, 2018 under Cause No. 18-02-82267-C in the 267th Judicial District Court of Victoria COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate 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 SEVEN (7), IN BLOCK NUMBER ONE HUNDRED TEN (110), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 59, PAGE 294.01 THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 1005 EAST TRINITY
VICTORIA, TX 77901
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2007-1 ASSET BACKED NOTES
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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

[Signature]
SUBSTITUTE TRUSTEE
Jo Woolsey, ~~Bob Frisch~~ Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen or Jodi Steen
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.

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: May 07, 2019

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.

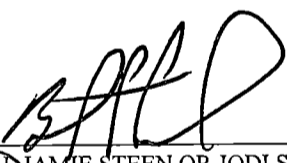
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 30, 2009 and recorded in Document CLERK'S FILE NO. 200901370; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 201313288 & 201811186 real property records of VICTORIA County, Texas, with VECHO F SEMILLA AND ELEANOR SEMILLA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VECHO F SEMILLA AND ELEANOR SEMILLA, securing the payment of the indebtednesses in the original principal amount of \$262,950.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



JO WOOLSEY, BOB FRISCH, JAMIE STEEN OR JODI STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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

Certificate of Posting
My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____

FILED

2019 MAR 11 P 3:30

Jodi Woolsey DG
COUNTY CLERK



NOS0000008168809

EXHIBIT "A"

BEING LOT NUMBER SEVEN-R (7-R), IN BLOCK NUMBER ONE (1), OF SILVERADO RESUBDIVISION NO. 1, 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, AT PAGE 161 C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000008168809

FILE No 9649
County Clerk, Victoria County, Texas

FILED

2019 MAR 12 P 12:43

C&S No 44-18-3059 / FHA / Yes / RECORD NOS
LoanCare LLC

DN
David G. Gandy
COUNTY CLERK
VICTORIA COUNTY TEXAS

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 Codrils & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument March 02, 2012

Grantor(s) Philip M Molnoskey an unmarried man

Original Trustee Robert Frappier, Trustee

Original Mortgagee PHH Mortgage Corporation d/b/a Coldwell Banker Mortgage

Recording Information Clerk's File No 201202603, in the Official Public Records of VICTORIA County, Texas

Current Mortgagee Lakeview Loan Servicing LLC

Mortgage Servicer LoanCare, LLC, whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee the Mortgage Servicer is authorized to represent the Mortgagee Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Legal Description

TRACT I
BEING 2.25 ACRES SITUATED IN AND A PART OF THE C W VICKERY ONE-THIRD LEAGUE ABSTRACT NO 342 VICTORIA COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

TRACT II
BEING A 2.81 ACRE (30.00 FOOT WIDE) ROADWAY EASEMENT SITUATED IN THE C W VICKERY ONE-THIRD LEAGUE, ABSTRACT 342 VICTORIA COUNTY TEXAS AND BEING OUT OF THAT 387.66 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale 05/07/2019 Earliest Time Sale Will Begin 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans, Arnold Mendoza, Jo Woolsey, W D Larew, Frederick Britton, Patricia Sanders, Vicki Hammonds, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Damelian, Pamela Thomas, Barbara Sandoval, Donna Caballero, John Sisk, Oscar Caballero, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee.

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



4687486

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.

Place of Sale of Property 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 the foreclosure sales are to take place, or if no place is designated by the Commissioners Court the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 7th day of March 2019

For Information

"Auction.com
1 Mauchly
Irvine CA 92618

Nicole M Bartee, Attorney at Law
Codilis & Stawiariski, P C
400 N Sam Houston Pkwy E, Suite 900A
Houston TX 77060
(281) 925-5200

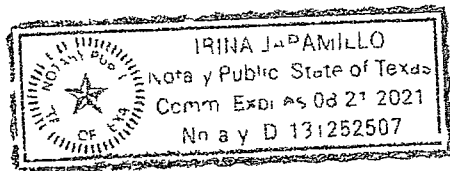
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public on this day personally appeared Nicole M Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge* to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 7th day of March, 2019

Notary Public
Signature



Posted and filed by _____

Printed Name **Arnold Mendoza**

C&S No 44-18-3059 / FHA / Yes
LoanCare LLC

EXHIBIT A

Being 2.25 acres situated in and a part of the C W Vickery One – Third League, Abstract No. 342 Victoria County, Texas, and a portion of that certain 10.00 acre tract described in a Warranty Deed dated June 14, 1993 by Kevin T. Goetti to Jeff Woytek recorded in Volume 64, Page 425 of the Official Records of Victoria County, Texas. This 2.25 acres is more fully describe by metes and bounds as follows,

BEGINNING at a iron rod found in the in McAdams Road , the Southwest line of a 2.81 acre tract, 30' road easement, Vol. 64, Pg. 425 OR for the South corner of this 2.25 acres, also being an interior corner of said 10.00 acre tract. Said iron rod bears S 51 degrees 04'44" E a distance of 489.00 feet from a iron rod found for the West corner of said 10.00 acre tract,

THENCE, N 51 degrees 04'44" W (bearing reference line) with the Southwest line of said 30 foot road easement a distance of 239.13 feet to a iron rod set for the West corner of this 2.25 acres,

THENCE, N 44 degrees, 06'04" E crossing said 10.00 acre tract a distance of 409.33 feet to a iron rod set for the North corner of this 2.25 acres

THENCE, S 52 degrees, 08'30" E with the common line of this tract and a 73.3 acre tract recorded in Volume 1382, Page 6/6 of the Deed Records of Victoria County, Texas, a distance of 239.57 feet to a iron rod set for the East corner of this 2.25 acres,

THENCE, S 44 degrees, 06'04" W crossing said 10.00 acre tract a distance of 413.78 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 2.25 acres

Tract II

Being a 2.81 acre (30.00 foot wide) roadway easement situated in the C. W. Vickrey One-Third League, Abstract 142, Victoria County, Texas, and being out of that 387.66 acre tract conveyed to Dennis Chrt from O'Neil Chrt, et al by Deed dated February 17, 1954, and recorded in Volume 163, Page 249 of the Deed Records of Victoria County, Texas, also being the same roadway easement

conveyed to Judy C Hewett from Dennis A. Chrt by Warranty Deed dated April 1, 1990, and recorded in Volume 1058 Page 132 of the Deed Records of Victoria County, Texas, said 2.81 acre (30.00 foot wide) road easement being more fully described by notes and bounds as follows

BEGINNING at the south corner of a certain 20.81 acre tract conveyed by Dennis A. Chrt to Debra R Elliot, et al in the southeast line of the abovementioned 387.66 acre tract;

THENCE South 44 deg 40' 11" West with the southwest line of said 387.66 acre tract (Note: this line does not follow the existing fence line), at 1,490.80 feet pass a 5/8 inch iron rod set for the east corner of that certain 13.00 acre tract conveyed to Judy C Hewett from Dennis A. Chrt by Warranty Deed dated April 1, 1990, and recorded in Volume 1058, Page 132 of the Deed Records of Victoria County Texas, thence continuing for an overall distance of 1,826.64 feet to a 1" iron pipe found for the south corner of said 10.00 acre tract and the south corner herein;

THENCE with the southwest line of said 10.00 acre tract, across said 387.66 acre tract as follows

North 58 deg 49' 33" West a distance of 655.69 feet to a 5/8 inch iron found at angle;

North 51 deg 04' 44" West at 489.00 feet pass a 5/8 inch iron rod found for the west corner of said 10.00 acre tract, thence continuing for an overall distance of 973.55 feet to a 5/8 inch iron rod found at angle;

North 48 deg 02' 42" West a distance of 651.71 feet to a point for corner in the southeast right-of-way line of Farm-to-Market Highway 237

THENCE North 46 deg 26' 21" East with said southeast right-of-way line a distance of 30.09 feet to a point for corner;

THENCE South 48 deg. 02' 42" East a distance of 648.56 feet to a point at angle;

THENCE South 51 deg 04' 44" East a distance of 970.73 feet to a point at angle-

THENCE South 58 deg 49' 33" East a distance of 630.01 feet to a point for corner

THENCE North 44 deg 40' 11" East parallel to and 30.00 feet northwest of the southeast line of the abovementioned 387.66 acre tract a distance of 1,794.31 feet to a point in the southwest line of said 20.81 acre tract for a corner of this 2.81 acre easement

THENCE South 61 deg 27' 10" East with the southwest line of said 20.81 acre tract a distance of 11.23 feet to the POINT OF BEGINNING, CONTAINING within these notes and bounds 2.81 acres of land, more or less

FILED

FILE No. 9650
County Clerk, Victoria County, Texas

2019 MAR 14 P 2:03

DN
Didi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/17/2014
Grantor(s): BARTON YOUNG AND LUCILLE YOUNG, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$162,011.00
Recording Information: Instrument 201410645
Property County: Victoria
Property: BEING LOT NUMBER THIRTY-TWO (32), IN BLOCK NUMBER TEN (10), OF PRIMROSE PLACE, 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 48 OF THIS PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 4609 EVERGREEN ST, VICTORIA, TX 77904

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation
Current Beneficiary: Freedom Mortgage Corporation
Mortgage Servicer Address: 907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of May, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

Very truly yours,

Bonial & Associates, P.C.

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: May 07, 2019

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.

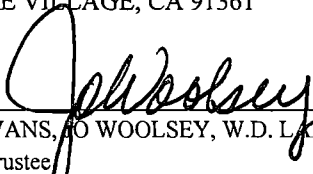
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 12, 2017 and recorded in Document CLERK'S FILE NO. 201708158 real property records of VICTORIA County, Texas, with JODY GOLDEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JODY GOLDEN, securing the payment of the indebtednesses in the original principal amount of \$88,624.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361



LESLIE EVANS, JO WOOLSEY, W.D. LAUREW, VICKI HAMMONDS OR ARNOLD MENDOZA
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____

FILED

2019 MAR 21 P 4:15

David Casley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000008231862

EXHIBIT "A"

LOT TWENTY-FOUR (24) IN BLOCK ONE (1) OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGE 23 OF THE MAP RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000008231862

FILED

2019 MAR 21 P 4:17

David Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: February 10, 2014
Amount: \$132,867.00
Grantor(s): BRUCE S HARRISON and DANNA S HARRISON

Original Mortgagee: COLDWELL BANKER MORTGAGE
Current Mortgagee: MATRIX FINANCIAL SERVICES CORP.

Mortgagee Address: MATRIX FINANCIAL SERVICES CORP., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 201401655

Legal Description: LOT NO. 10, IN BLOCK NO. 1, OF OAK RIDGE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 171 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: May 7, 2019 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

JO WOOSLEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, MARTHA BOETA, MEGAN YASSI, VANESSA MCHANEY OR JAMIE STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-001112



JO WOOSLEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, MARTHA BOETA, MEGAN YASSI, VANESSA MCHANEY OR JAMIE STEEN
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

FILE No 9653
County Clerk Victoria County, Texas

FILED

2019 MAR 25 A 11 18

NOTICE OF ACCELERATION
AND NOTICE OF TRUSTEE'S SALE

DN
Debra Caskey
COUNTY CLERK
VICTORIA COUNTY TEXAS

Date & Time of Foreclosure. May 07, 2019 at 10:00 AM or within three hours thereafter

Trustee Brian Whitten
Trustee's Address 320 Duffy Lane, Lakeway, TX 78738

Borrower FOYOTEX INC
Borrower's Address: 2918 RR 620N #261, Austin, TX 78734

Promissory Note **Date** May 11, 2018
Original Principal Amount \$75,000 00
Borrower FOYOTEX INC
Original Lender Hornet Capital, LLC

Deed of Trust **Date** May 11, 2018
Grantor FOYOTEX INC
Mortgagee/Beneficiary Hornet Capital, LLC
Trustee Brian Whitten
~~Recording Information.~~ Document No 201805566 in the Official
Public Records of Victoria County, Texas

Property

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"

Also known locally and described as 1403 North Liberty, Victoria, TX 77901

Mortgage Service Information The Loan Servicer, if not the Current Lender, is representing the
Current Lender pursuant to a Loan Servicing Agreement

Loan Servicer Hornet Management, LLC d/b/a Hornet Servicing
Loan Servicer Address. 320 Duffy Lane Lakeway, TX 78738
Current Lender. Hornet Capital, LLC
Current Beneficiary: Hornet Capital, LLC

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

A default under the 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

The undersigned has been requested to provide these notices on behalf of the Current Lender, Loan Servicer and Trustee. Current Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Promissory Note

The maturity of the Promissory Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable

Pursuant to the provisions of the Deed of Trust, the Trustee, on behalf of Current Lender, hereby gives notice that the Property will be sold on the Date & Time of Foreclosure, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. Contemporaneous with this notice being posted, Borrower is being duly notified of the Lender's notice of foreclosure being posted, as required by law

Notice is further given that the sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied, all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Trustees of or the holder of the Promissory Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Trustees or the

holder of the Promissory Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Deed of Trust or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the Property shall be a third-party beneficiary of the Promissory Note or Deed of Trust, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Trustee or the holder of the Promissory Note.

This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Notice is hereby given that before the sale the Current Lender may appoint another person as Substitute Trustee to conduct the sale.

EXECUTED March 19, 2019



Brian Whitten, Trustee
320 Duffy Lane
Lakeway, TX 78738
(361) 522-8372

EXHIBIT "A"

Tract One

Being 28,735 40 square Feet out of Lots No Three (3) and Four (4), in Block No Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds

BEING a 28,735 4 square foot tract of land and being a portion of Lots Three (3) and Four (4), Block Nineteen (19) of Hall's 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 29 of the Plat Records of said County, and further being that same tract of land conveyed by Eldor Distributing, Inc to Lynn Mutschler according to Instrument #201107654 of the Official Records of said County, said 28,735.4 square foot tract of land being more fully described by metes and bounds as follows

BEGINNING at a 5/8 inch diameter steel rebar found marking the intersection of the south right-of-way line of Guadalupe St (55 6' R O W) and the west right-of-way line of N Liberty St (55 6' L O W), at the northeast corner of the tract herein described,

THENCE, South 04 deg 33' 00" East, along the said west right-of-way line of N Liberty St , a distance of 278 51 feet to a 5/8 Inch diameter steel rebar found marking the Intersection of the said west right-of way line of N Liberty St , and the north right-of-way line of San Antonio St (55 6' R O W), at the southeast corner of the tract herein described,

THENCE, South 85 deg 27' 00" West, along the said north right-of-way line of San Antonio St a distance of 90 14 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, is, the east line of the Southern Pacific Railroad,

THENCE, North 09 deg 53' 48" West, along the common line of said railroad, a distance of 279 73 feet in a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the said south right-of-way line of

Guadalupe St ,

THENCE, North 85 deg 27' 00" East, along the said south right-of-way line of Guadalupe St , a distance of 116 21 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 28,735 4 square foot tract of land, more or less

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

Bearings are based ON bearings of record in Volume 1, Page 29 of the Plat Records of Victoria County, Texas and Instrument# 201107654 of the Official Records of Victoria County, Texas

Tract Two

Being 5867 6 square Feet out of Lots No Two (2) in Block No Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds

BEING a 5867 6 square foot tract of land and being a portion of Lot Two (2), Block Nineteen (19) of Hall's 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 29 of the Plat Records of said County, and further being that same tract of land conveyed by Elger Distributing, Inc to Lynn Mutschler according to Instrument# 201107654 of the Official Records of said County, said 5867 6 square foot tract of land being more fully described by metes and bounds as follows

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Guadalupe St (55 6' R O W) and the east right-of-way line of N Main St (R O W varies), at the northwest corner of the tract herein described,

THENCE, North 85 deg 27' 00" East (N 85° E, record), along the said Guadalupe St right-of-way line, a distance of 73 84 feet to a 5/8 inch diameter steel rebar set

to mark the northeast corner of the tract herein described in the west right-of-way line of Southern Pacific Railroad,

THENCE, South 05 deg 55' 15" East (Southerly, record), along said railroad right-of-way line, a distance of 78 46 feet (78', record) to a point inside the interior wall of a building, for the southeast corner of the tract herein described, THENCE, South 85 deg 27' 00" West (S 85° W, record), crossing said Lot 2, a distance of 75 72 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east right-of-way line of said N Mam St,

THENCE, North 04 deg 33' 00" West (N 5° W, record), along said right-of-way line, a distance of 78 44 feet (78', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5867 6 square foot tract of land, more or less

Tract Three

Being 5003 3 square Feet out of Lots No Three (3) in Block No Seventeen (17), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds

~~BEING a 5003 3 square foot tract of land and being a portion of Lot Number Three (3), Block Number Seventeen (17) of Hall's 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 29, of the Plat Records of said County, and further being that same tract of land described as 4993 square feet as conveyed by Southern Pacific Transportation Company to Rodney A Mutschler according to instrument recorded in Volume 96, Page 215 of the Official Records of said County, said 5003 3 square foot tract of land being more fully described by metes and bounds as follows~~

~~BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Nueces St (55 6' R O W) and the west right-of-way~~

line of Liberty St. (55 6' R O W), for the northeast corner of the tract herein described,

THENCE, South 04 deg 33' 00" East (record), along the said Liberty St right-of-way line a distance of 80 00 feet (record) to a 5/8 inch diameter steel rebar set to mark the southeast corner of the tract herein described,

THENCE, South 85 deg 27' 00" West (record), crossing said Lot 3, a distance of 58 94 feet (58 84', record) to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east line of the Southern Pacific Railroad,

THENCE, North 09 deg 41' 54" West (record), along said railroad, a distance of 80 32 feet (record) to a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the aforesaid south right-of-way line of Nueces St,

THENCE, North 85 deg 27' 00" East (record), along said right-of-way line, a distance of 66 15 feet

(66 04', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5003 3 square foot tract of land, more or less

Tract Four:

Lot 20, Block D, VISTANCIA SECTION FOUR, an Addition in Travis County, Texas, according to the Map or Plat recorded in Document No 201500243, Plat Records of Travis County, Texas

FILED

2019 MAR 25 A 11 26

DN
Duff Whitten
VIC CO CLERK
TEX S

NOTICE OF ACCELERATION
AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Date & Time of Foreclosure: May 07, 2019 at 10.00 AM or within three hours thereafter

Substitute Trustee Brian Whitten
Substitute Trustee's Address 320 Duffy Lane, Lakeway, TX 78738

Borrower FOYOTEX INC and Rev2 Properties, Inc
Borrower's Address FOYOTEX INC at 2918 RR 620N #261, Austin, TX 78734 and
Rev2 Properties, Inc. at 202 Lantana Ave., Victoria, TX 77901

Promissory Note
Date May 11, 2018
Modified November 5, 2018
Modified January 2, 2019
Original Principal Amount \$550 000 00
Borrower FOYOTEX INC and Rev2 Properties, Inc
Original Lender Hornet Capital, LLC

Deed of Trust
Date November 5, 2018
Grantor Rev2 Properties, Inc , a Texas corporation
Mortgagee/Beneficiary Hornet Capital, LLC
Trustee John M Taylor of Taylor & Coughlin, PLLC
Recording Information Document No 201813022 in the Official
Public Records of Victoria County, Texas

Property
BEING LOT NUMBER THIRTY THREE (33), IN BLOCK NUMBER FIVE (5), OF WOODWAY
UNIT 2-A, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS,
ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD
IN VOLUME 6, PAGE 45 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

Also known locally and described as 110 Woodglenn Drive, Victoria, TX 77904

Mortgage Service Information The Loan Servicer, if not the Current Lender, is representing the Current Lender pursuant to a Loan Servicing Agreement

Loan Servicer Hornet Management, LLC d/b/a Hornet Servicing
Loan Servicer Address 320 Duffy Lane Lakeway, TX 78738
Current Lender: Hornet Capital, LLC
Current Beneficiary Hornet Capital, LLC

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

A default under the 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. The original Trustee and any previously appointed Substitute Trustees have been removed and Brian Whitten has been appointed as Substitute Trustee.

The undersigned has been requested to provide these notices on behalf of the Current Lender, Loan Servicer and Substitute Trustee. Current Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Promissory Note.

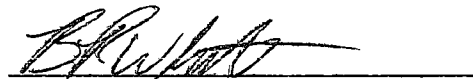
The maturity of the Promissory Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

Pursuant to the provisions of the Deed of Trust, the Substitute Trustee, on behalf of Current Lender, hereby gives notice that the Property will be sold on the Date & Time of Foreclosure, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. Contemporaneous with this notice being posted, Borrower is being duly notified of the Lender's notice of foreclosure being posted, as required by law.

Notice is further given that the sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied, all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Substitute Trustees or the holder of the Promissory Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Substitute Trustees or the holder of the Promissory Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Deed of Trust or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the Property shall be a third-party beneficiary of the Promissory Note or Deed of Trust, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Substitute Trustee or the holder of the Promissory Note.

This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Notice is hereby given that before the sale the Current Lender may appoint another person as Substitute Trustee to conduct the sale.

EXECUTED March 19, 2019



Brian Whitten, Substitute Trustee
320 Duffy Lane
Lakeway, TX 78738
(361) 522-8372

NOTICE OF CONFIDENTIALITY RIGHTS IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF VICTORIA §

WHEREAS, by Deed of Trust dated March 1, 2000, JAMES HERRERA and CINDY A HERRERA conveyed to BRENDA L NAGEL, as Trustee, the following property situated in the County of Victoria, Texas, to-wit

BEING Lot Number Fourteen (14), in Block Number One (1), of INWOOD TERRACE, 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 394, Page 20 of the Deed Records of Victoria County, Texas, to which reference is heremade for descriptive purposes

THIS CONVEYANCE and the warranty herein contained are expressly MADE SUBJECT to any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other matters affecting the above-described property and appearing of record in the Office of the County Clerk of Victoria County, Texas,

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$52,900 00, executed by JAMES HERRERA and CINDY A HERRERA, and made payable to JACK GOODWIN, PRESIDENT OF MODERN RESTAURANT CONCEPTS, INC , A TEXAS CORPORATION DBA M R C , INC , (herein the "Note"), which such Deed of Trust is recorded under Instrument #200002655, of the Official Records of Victoria County, Texas (herein "Deed of Trust"), and

WHEREAS, by instrument entitled Appointment of Substitute Trustee dated, March 29, 2019, the Lender, the beneficiary of the Note and Deed of Trust, appointed DENNIS J KOWALIK, as Substitute Trustee,

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 7th day of May, 2019, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, Victoria, Texas, to the highest bidder The time at which the sale will begin will be 10 00 a m , or within three (3) hours after said time

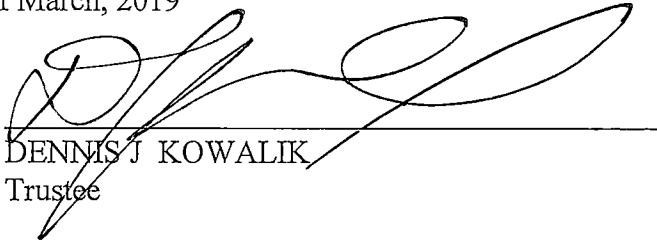
The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase or of which the purchaser is considering purchase

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water

Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex Rev Civ Stat Ann Art 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U S C § 6901 et seq), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U S C § 9601 et seq), as amended, 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.

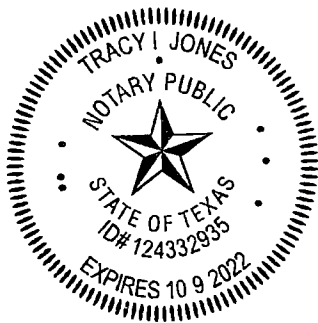
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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

WITNESS my hand this the 29th day of March, 2019


DENNIS J KOWALIK
Trustee

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

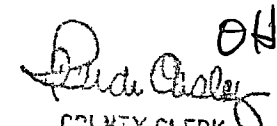
This instrument was acknowledged before me on this the 29th day of March, 2019, by DENNIS J KOWALIK




NOTARY PUBLIC, STATE OF TEXAS

FILED

2019 APR -1 P 12 43


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

FILE No 9659
County Clerk, Victoria County Texas

2019 APR -3 P 3:03

DN
Dacia Casley
COUNTY CLERK
VICTORIA COUNTY TEXAS

NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale

1 **PROPERTY TO BE SOLD**

BEING Lot Number Seventeen (17), in Block Number Two (2), of BROWNSON TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 54 Plat Records of Victoria County, Texas

2 **DATE, TIME, AND PLACE OF SALE**

The sale is scheduled to be held at the following date, time and place

DATE May 7, 2019

TIME The sale shall begin no earlier than 10 00 am or no later than three hours thereafter The sale shall be completed by no later than 1 00 pm

PLACE Victoria County Courthouse in Victoria Texas, at the following location 115 N Bridge St Victoria Texas 77901 on the steps of the Courthouse

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code Such reposting or refileing may be after the date originally scheduled for this sale

3 **TERMS OF SALE**

The sale will be conducted as a public auction to the highest bidder for cash

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold

The sale will be made expressly subject to any title matters 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 Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters if any

4 **TYPE OF SALE**

The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated October 20, 2017, executed by **Allen Mayer** to Kelly Garrett Kucera Trustee for the benefit of lender covering the property and recorded in Instrument Number 201711340 of the Official Public Records of Victoria County, Texas

5 **OBLIGATIONS SECURED**

Date October 20 2017

Recording Information Instrument Number 201711340 of the Official Public Records of Victoria County, Texas

Obligor/Current Owner of Record Allen Mayer

Property Description *BEING Lot Number Seventeen (17), in Block Number Two (2), of BROWNSON TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 54 Plat Records of Victoria County, Texas*

Assert and protect your rights as a member of the armed forces under 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

Questions concerning the sale may be directed to Kelly Garrett Kucera Attorney, PO Box 5393, Victoria, Texas, 77903 361 576 0145

DATED April 3, 2019



Kelly Garrett Kucera, Attorney
101 W Goodwin Ave Suite 302
Victoria Texas 77901
(361) 576 0145

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF VICTORIA §

WHEREAS, by Deed of Trust dated March 15, 2016, JACKIE KEMBRO and JOYCE KIMBRO conveyed to KELLY GARRETT KUCERA, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Seven (7), in Block Number Four (4), of KATHRYN HEIGHTS, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 4, Page 8 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

THIS CONVEYANCE and the warranty herein contained are expressly MADE SUBJECT to any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other matters affecting the above-described property and appearing of record in the Office of the County Clerk of Victoria County, Texas;

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$143,000.00, executed by JACKIE KIMBRO and JOYCE KIMBRO, and made payable to JACK R. GOODWIN, (herein the "Note"), which such Deed of Trust is recorded under Instrument #201602785, of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, by instrument entitled Appointment of Substitute Trustee dated, March 5, 2019, the Lender, the beneficiary of the Note and Deed of Trust, appointed DENNIS J. KOWALIK, as Substitute Trustee;

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 7th **day of May, 2019**, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

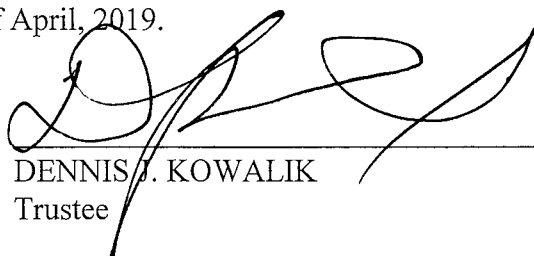
The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase or of which the purchaser is considering purchase.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include,

but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, 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.

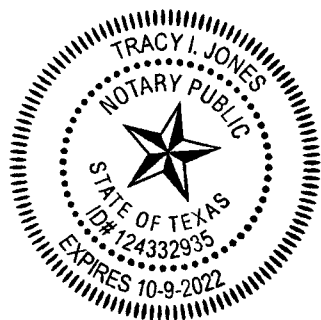
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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

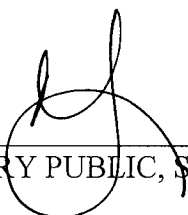
WITNESS my hand this the 5th day of April, 2019.


DENNIS J. KOWALIK
Trustee

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on this the 5th day of April, 2019, by DENNIS J. KOWALIK.




NOTARY PUBLIC, STATE OF TEXAS

FILED

2019 APR -4 A 10:37


HEIDI CASLEY DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 9662
County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

2019 APR 11 A 8:41

Patti Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

Whereas pursuant to that one certain Deed of Trust dated November 9, 2016, executed by **FOYOTEX INC., a Texas corporation** "Mortgagor" and filed and recorded in the Official Public Real Property Records of Victoria County, Texas, under **Clerk's File No. 201612497** of the Deed of Trust Records of Victoria County, Texas, Mortgagor conveyed to **ERIC HIRD**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in Victoria County, Texas, and described as follows

See Exhibit "A" attached hereto and incorporated herein (collectively the "Property");

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated November 9, 2016, in the original principal amount of **\$220,000.00** executed by **FOYOTEX INC , a Texas corporation** and payable to the order of **Christian Bruns c/o Private Mortgage Financing Partners LLC** ("Beneficiary"), and

Whereas the Deed of Trust was filed and recorded in the Official Public Real Property Records of Victoria County, Texas, under **Clerk's File No 201612497**, and,

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust, and,

Whereas the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the Victoria County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas,

Therefore, I, ERIC HIRD, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10 00 a m and 4 00 p m on the first Tuesday in **May, 2019 (May 7, 2019)**, at the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, in Victoria County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court, which has been designated as the general

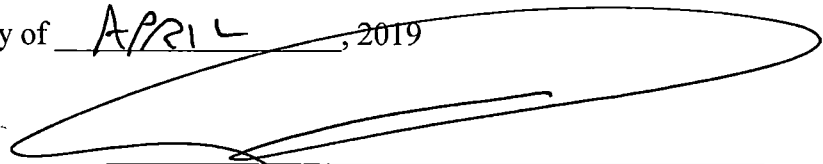
area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 11:00 A.M. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale

Witness my hand this 9 day of APRIL, 2019



ERIC HIRD, Trustee
1725 Hughes Landing Blvd , Suite 860
The Woodlands, Texas 77380

STATE OF TEXAS

§
§
§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 9 day of APRIL, 2019
by ERIC HIRD

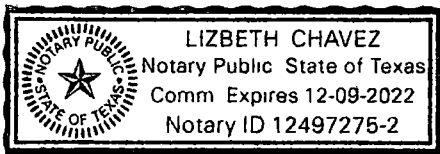

Notary Public for the State of Texas

EXHIBIT 'A'

File No **46556-GAT84 (sa)**
Property **1403 North Liberty, Victoria, TX 77901**

Tract One:

Being 28,735.40 square Feet out of Lots No. Three (3) and Four (4), in Block No Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and flat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Exhibit A:

BEING a 28,735.4 square foot tract of land and being a portion of Lots Three (3) and Four (4), Block Nineteen (19) of Hall's 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 29 of the Plat Records of said County, and further being that same tract of land conveyed by Eldor Distributing, Inc. to Lynn Mutschler according to Instrument #201107654 of the Official Records of said County, said 28,735.4 square foot tract of land being more fully described by metes and bounds as follows

BEGINNING at a 5/8 inch diameter steel rebar found marking the intersection of the south right-of-way line of Guadalupe St (55.6' ROW.) and the west right-of-way line of N Liberty St (55.6' ROW), at the northeast corner of the tract herein described;

THENCE, South 04 deg 33' 00" East, along the said west right-of-way line of N. Liberty St , a distance of 278.51 feet to a 5/8 Inch diameter steel rebar found marking the Intersection of the said west right-of-way line of N Liberty St., and the north right-of-way line of San Antonio St (55.6' ROW.), at the southeast corner of the tract herein described;

THENCE, South 85 deg 27' 00" West, along the said north right-of-way line of San Antonio St. a distance of 90.14 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, is, the east line of the Southern Pacific Railroad;

THENCE, North 09 deg 53' 48" West, along the common line of said railroad, a distance of 279.73 feet in a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the said south right-of-way line of Guadalupe St ,

THENCE, North 85 deg 27' 00" East, along the said south right-of-way line of Guadalupe St., a distance of 116.21 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 28,735.4 square foot tract of land, more or less

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

Bearings are based ON bearings of record in Volume 1, Page 29 of the Plat Records of Victoria County, Texas and Instrument # 201107654 of the Official Records of Victoria County, Texas.

Tract Two:

Being 5867.6 square Feet out of Lots No. Two (2) in Block No. Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "B" attached hereto and made a part hereof for any and all purposes.

Exhibit B:

BEING a 5867.6 square foot tract of land and being a portion of Lot Two (2), Block Nineteen (19) of Hall's 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 29 of the Plat Records of said County, and further being that same tract of land conveyed by Elder Distributing, Inc. to Lynn Mutschler according to Instrument # 201107654 of the Official Records of said County, said 5867.6 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Guadalupe St (55 6' R O.W.) and the east right-of-way line of N. Main St (R.O.W. varies), at the northwest corner of the tract herein described,

THENCE, North 85 deg. 27' 00" East (N 85° E, record), along the said Guadalupe St right-of-way line, a distance of 73 84 feet to a 5/8 inch diameter steel rebar set to mark the northeast corner of the tract herein described in the west right-of-way line of Southern Pacific Railroad,

THENCE, South 05 deg. 55' 15" East (Southerly, record), along said railroad right-of-way line, a distance of 78.46 feet (78', record) to a point inside the interior wall of a building, for the southeast corner of the tract herein described;

THENCE, South 85 deg. 27' 00" West (S 85° W, record), crossing said Lot 2, a distance of 75.72 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east right-of-way line of said N Main St:

THENCE, North 04 deg 33' 00" West (N 5° W, record), along said right-of-way line, a distance of 78.44 feet (78', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5867 6 square foot tract of land, more or less.

Tract Three.

Being 5003.3 square Feet out of Lots No. Three (3) in Block No. Seventeen (17), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "C" attached hereto and made a part hereof for any and all purposes

Exhibit C

BEING a 5003.3 square foot tract of land and being a portion of Lot Number Three (3), Block Number Seventeen (17) of Hall's 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 29, of the Plat Records of said County, and further being that same tract of land described as 4993 square feet as conveyed by Southern Pacific Transportation Company to Rodney A. Mutschler according to instrument recorded in Volume 96, Page 215 of the Official Records of said County, said 5003.3 square foot tract of land being more fully described by metes and bounds as follows.

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Nueces St (55.6' R.O.W.) and the west right-of-way line of Liberty St. (55.6' R.O.W.), for the northeast corner of the tract herein described;

THENCE, South 04 deg. 33' 00" East (record), along the said Liberty St right-of-way line a distance of 80.00 feet (record) to a 5/8 inch diameter steel rebar set to mark the southeast corner of the tract herein described,

THENCE, South 85 deg. 27' 00" West (record), crossing said Lot 3, a distance of 58.94 feet (58.84', record) to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east line of the Southern Pacific Railroad;

THENCE, North 09 deg. 41' 54" West (record), along said railroad, a distance of 80.32 feet (record) to a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the aforesaid south right-of-way line of Nueces St;

THENCE, North 85 deg 27' 00" East (record), along said right-of-way line, a distance of 66.15 feet (66.04', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5003.3 square foot tract of land, more or less.

A P.N. 35100-019-0300

FILE No 9664
County Clerk Victoria County Texas

FILED

Notice of Trustee's Sale

2019 APR 12 P 2 45

Date April 12, 2019

Trustee Stephen A Beal

Paul Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 October 17, 2014, from Maker, Marijoseph Martinez to Payee, BP-Residential, L L C , in the original principal amount of \$27,000 00

Deed of Trust

Date October 17, 2014

Recording Information Filed on October 21, 2014, and recorded under document number 201411837 Official Public Records of VICTORIA County, Texas

Grantor Marijoseph Martinez

Trustee Stephen A Beal

Beneficiary BP-Residential, L L C

Property Being the South One-half of Lot Number 6, and the Southwest One-Fourth of Lot Number 5, in Block Number 4, of the R F Oliver 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 53, Plat Records of Victoria County, Texas

Date of Sale (first Tuesday of month) May 7, 2019

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.'

A handwritten signature in black ink, appearing to read 'Stephen A. Beal', written over a horizontal line.

STEPHEN A BEAL, 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 THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

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 on 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

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, by Deed of Trust dated August 9, 2007, Birdie L. Ross a/k/a Birdie Ross conveyed to Tim Williams, as Trustee, the property situated in Victoria County, Texas, to wit

Property

BEING Lot Number Twenty-seven (27), in Block Number Two (2), of WEST OAKS SUBDIVISION, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, Page 43C-D of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes, as well as a Palm Harbor manufactured home, Serial Numbers MP1513411A and MP1513411B, HUD Label/Seal Numbers PFS0949515 and PFS0949516, together with all furnishings, equipment, appliances, and accessories included at the time of purchase

To secure that certain Note executed by Birdie L. Ross a/k/a Birdie Ross and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on August 15, 2007 under Instrument # 200710664 in the Official Public Records of Victoria County, Texas (hereinafter "Deed of Trust"), and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust, and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same


WHEREAS, 21st Mortgage Corporation brought suit styled *21st Mortgage Corporation v Birdie L Ross*, under Cause No 18-11-83686-B in the 135th Judicial District Court of Victoria County, Texas and obtained a Final Default Judgment entered on February 19, 2019 granting this non-judicial foreclosure sale to occur. The Final Default Judgment was e-filed and e-recorded on March 12, 2019 under Instrument # 201902829 in the Official Public Records of Victoria County, Texas

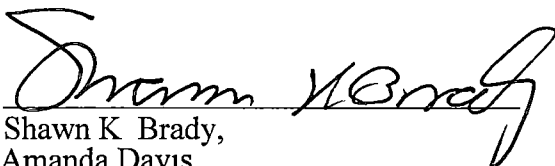
NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of May, 2019, the Property will be sold at auction at the earliest of 10 00 a m or no later than three (3) hours after that time at the area in front of the east door of the Victoria County Courthouse building located at 115 N Bridge Street, Victoria, Victoria County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1 00 p m

Witness my hand this the 12th day of April, 2019

FILED

2019 APR 15 A 9:12


COUNTY CLERK
VICTORIA COUNTY TEXAS
BN



Shawn K. Brady,
Amanda Davis,
Amanda Campbell, and/or
John A. Seib, Jr, any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

FILE No. 94646
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2019 APR 15 A 9:34

D6

Paige Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: April 16, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 4/23/2018, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/23/2018, executed by Fabiola S. Belmares to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201804573 of the Official Public Records of Victoria County, Texas

Property: Tract 3, Willow Creek Ranch, Sec 2, and being a 5.007 acre tract in the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and further described on Exhibit A.

Date of Sale (first Tuesday of month): May 7, 2019

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as 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, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.007 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 3, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.007 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Ciburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 Inch Iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Instrument No. 201102378 and 201313880, Victoria County Official Public Records, the south line of that certain 510.086 acre tract described in a deed from Tracy Post Ciburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Henry William Javer 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1193.43 feet to a point where same intersects the center of Slippery Elm Road, a second roadway easement.

THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 12 sec. W, 470.38 feet to the POINT OF BEGINNING, for the northwest corner of this tract.

THENCE S 86 deg. 27 min. 48 sec. E, at 30.16 feet pass a 5/8 inch iron rod Set for Reference in the east line of Slippery Elm Road, 947.56 feet in all to a 5/8 inch iron rod set in the east or southeast line of the 423.001 acre tract and northwest line of the before said Javer 301.77 acre tract, for the northeast corner of this tract.

THENCE with the east or southeast line of the 423.001 acre tract and northwest line of the Javer 301.77 acre tract, S 43 deg. 56 min. 33 sec. W, 418.39 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 76 deg. 00 min. 21 sec. W, at 675.02 feet pass a 5/8 inch iron rod set in the east line of a 60 foot roadway easement, 512.66 feet in all to a point in the center of Slippery Elm Road, the second said roadway easement, for the southwest corner of this tract.

THENCE with the center of Slippery Elm Road, N 08 deg. 39 min. 12 sec. E, 191.37 feet to the POINT OF BEGINNING, containing 5.007 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

Order# 15-323-32s_3

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Date Created: 8-28-15

Notice of Trustee's Sale

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2019 APR 15 A 9:35

DG

Pecia Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: April 16, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 3/28/2018, in the original principal amount of \$83,421.94, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 3/28/2018, executed by William Wayne Freeman and Tammy Lynn Gonzales to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201803715 of the Official Public Records of Victoria County, Texas

Property: Tract 85, 10.062 acre tract of land out of and being part of the A. E. Noble Survey, A-380 in Victoria County, Texas and further described on Exhibit A.

Date of Sale (first Tuesday of month): May 7, 2019

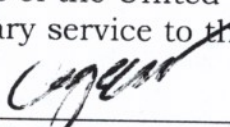
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as 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, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 85, A 10.062 ACRE TRACT IN THE A.E. NOBLE SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 10.062 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 73 deg. 51 min. 21 sec. W, 469.12 feet; at 107.33 feet along the arc pass a 5/8 inch iron rod set where same intersects another 60 foot access easement, 471.05 feet in all to a 60d nail set.

THENCE continuing with the center of said 60 foot access easement, N 82 deg. 51 min. 06 sec. W, 1489.61 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with said line N 82 deg. 51 min. 08 sec. W, 504.47 feet to a 5/8 inch iron rod found where same intersects the east line of the Richard Clyde Chamrad 100 acre tract recorded in Volume 820, Page 214, Victoria County Deed Records, the southwest corner of the Nine Mile Investments 510.086 acre tract, for the southwest corner of this tract.

THENCE with the west line of the 510.086 acre tract and the east line of the Chamrad 100 acre tract and the Mary Gayle Braman Trust 30 acre tract, N 44 deg. 39 min. 10 sec. E, at 37.82 feet pass a 5/8 inch iron rod Set for Reference, at 753.39 feet pass a fence corner post found at the common corner of the Chamrad and Braman tracts, 1319.11 feet in all to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 45 deg. 20 min. 50 sec. E, 400.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 44 deg. 39 min. 10 sec. W, at 974.30 feet pass a 5/8 inch iron rod Set for Reference, 1012.12 feet in all to the POINT OF BEGINNING, containing 10.062 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 116211-85

Date Created: 01-28-13

2019 APR 15 P 3:15

Ricki Craley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MIRANDA SHAE PRIOUR, A SINGLE WOMAN delivered that one certain Deed of Trust dated JULY 16, 2014, which is recorded in INSTRUMENT NO. 201407870, and corrected and re-filed as INSTRUMENT NO. 201413564 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 \$260,200.00 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.

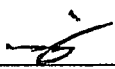
NOTICE IS HEREBY GIVEN that on Tuesday, MAY 7, 2019, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT NUMBER TWENTY-EIGHT (28), IN BLOCK NUMBER TWO (2), OF OAK HAVEN ESTATES, 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 114A&B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE 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: APRIL 15, 2019.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR JO WOOLSEY OR BOB FRISCH OR JODI STEEN

FILE NO.: WMC-3424
PROPERTY: 108 WHITE OAK COURT
VICTORIA, TEXAS 77901

MIRANDA S. PRIOUR

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

NATIONSTAR MORTGAGE LLC D/B/A MR COOPER
(CXE)
MUSOLINO ESTATE OF ROBERT F
204 MARINER, VICTORIA TX 77901

CONVENTIONAL
Firm File Number 18 031699

NOTICE OF TRUSTEE'S SALE

WHEREAS on January 28 2005 ROBERT F MUSOLINO AN UNMARRIED INDIVIDUAL as Grantor(s) executed a Deed of Trust conveying to PRLAP INC as Trustee the Real Estate hereinafter described to BANK OF AMERICA, NA 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 200501318 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

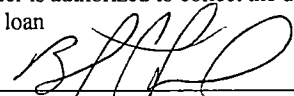
NOW THEREFORE NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter I will sell said Real Estate in the area designated by the Commissioners Court of Victoria county pursuant 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 THIRTEEN R (13R) IN BLOCK NUMBER (9) OF TANGERINE UNIT II RESUBDIVISION NO 1 AN ADDITION TO THE CITY OF VICTORIA VICTORIA COUNTY TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7 PAGE 86B OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSE

Property Address 204 MARINER
VICTORIA TX 77901
Mortgage Servicer NATIONSTAR MORTGAGE LLC D/B/A MR COOPER
Noteholder NATIONSTAR MORTGAGE LLC D/B/A MR COOPER
8950 CYPRESS WATERS BLVD
COPPELL TEXAS 75019

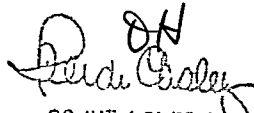
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder Pursuant to the Servicing Agreement and Texas Property Code §51.0025 the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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



SUBSTITUTE TRUSTEE
Patricia Sanders Jonathan Schendel Doug Woodard Dan Hart, Aarti Patel Maryna Danielian Frederick Britton Pamela Thomas Jo Woolsey W D Larew Leslye Evans Arnold Mendoza, Oscar Caballero Donna Caballero, Bob Frisch Sandra Mendoza, Vicki Hammonds Barbara Sandoval Jamie Steen or Jodi Steen c/o Shapiro Schwartz LLP 13105 Northwest Freeway Suite 1200 Houston TX 77040 (713)462-2565

FILED

2019 APR 15 P 3 17



CO. CLERK
VICTORIA COUNTY TEXAS

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

C&S No 44-18-1631 / Conventional / Yes / FILE NOS
Cenlar FSB

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 Codils & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument April 11, 2016

Grantor(s) Jennifer Garcia and Gerald Garcia Wife and Husband

Original Trustee Richard A Ramirez

Original Mortgagee Mortgage Electronic Registration Systems, Inc as Nominee for AmCap Mortgage Ltd its successors and assigns

Recording Information Clerk's File No 201603879 in the Official Public Records of VICTORIA County Texas

Current Mortgagee AmeriHome Mortgage Company LLC

Mortgage Servicer Cenlar FSB whose address is C/O Attn FC or BK Department 425 Phillips Blvd Ewing NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee the Mortgage Servicer is authorized to represent the Mortgagee Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Legal Description

BEING LOT NUMBER TWELVE (12) IN BLOCK NUMBER SIX (6) OF AVALON PLACE 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 17 OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSE

Date of Sale 05/07/2019 Earliest Time Sale Will Begin 11 00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans Arnold Mendoza, Jo Woolsey W D Larew, Frederick Britton, Patricia Sanders Vicki Hammonds Jonathan Schendel Doug Woodard, Aarti Patel, Maryna Danielian Pamela Thomas Barbara Sandoval Donna Caballero John Sisk, Oscar Caballero Thomas Delaney Danya Gladney or Lisa Cockrell as Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified The sale will begin at the earliest time stated above or within three (3) hours after that time If the sale is set aside for any reason the Purchaser at the sale shall be entitled only to a return of the funds paid The Purchaser shall have no further recourse against the Mortgagor the Mortgagee or the Mortgagee's attorney



Place of Sale of Property 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 the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee s Sale was posted

Executed on this the 16th day of April, 2019

For Information


"Auction com
1 Mauchly
Irvine CA 92618



Nicole M Bartee Attorney at Law
Codilis & Moody, P C
400 N Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

FILED

2019 APR 16 A 11 59



COUNTY CLERK
VICTORIA COUNTY TEXAS

Posted and filed by _____

Printed Name _____

C&S No 44-18-1631 / Conventional / Yes
Cenlar FSB