

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION

Date October 14, 2011
Grantor(s) Andres Garcia, Roxann Garcia
Original Mortgagee Mortgage Electronic Registration Systems, Inc , solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Original Principal \$188,692 00
Recording Information Instrument Number 201110688
Property County Victoria
Property BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER ONE (1), OF SCHMIDT ACRES SUBDIVISION, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 1C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES
Property Address 218 Dillon Drive
Victoria, TX 77905

MORTGAGE SERVICING INFORMATION

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

Current Mortgagee Southwest Stage Funding, LLC dba Cascade Financial Services
Mortgage Servicer Cascade Financial Services
Mortgage Servicer 3345 S Val Vista Drive
Address Gilbert, AZ 85297

SALE INFORMATION

Date of Sale September 3, 2019
Time of Sale 11 00 am or within three hours thereafter
Place of Sale The front of the east door of the Courthouse building located at 115 North Bridge Street or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court
Substitute Trustee Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen or Alexander Wolfe, any to act
Substitute 5501 East LBJ Frwy, Ste 925
Trustee Address Dallas, TX 75240

FILED

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to

2019 JUN 20 AM 11 17

PLG File Number 19-006734-2

1

aw
Patricia O'Quinn
COUNTY CLERK
VICTORIA COUNTY TEXAS

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 are declared immediately due and payable

WHEREAS the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey Bob Frisch Arnold Mendoza Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust, 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable
- 2 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds Janice Stoner or Jodi Steen or Alexander Wolfe 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 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 imposed by the Deed of Trust
- 4 No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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
- 5 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 the Mortgagee's Attorney or the duly appointed Substitute Trustee

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee FL 32313
(850) 422-2520



FILED

2019 JUN 27 AM 10:59

DG
Diana Crady
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 19-23063

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/14/2007, MATTHEW G. STOVALL AND WIFE, LATAUNJA D. STOVALL, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL H. PATTERSON, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$119,981.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, which Deed of Trust is Recorded on 5/18/2007 as Volume 200706425, Book , Page , Loan Modification recorded on 6/02/2010 as Instrument No. 201005140 in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 12R IN BLOCK 2, LONE TREE ACRES SUBDIVISION NO. 23, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 32D, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Commonly known as: **1808 MASSOUH ST, VICTORIA, TX 77901**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds or Jodi Steen, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to



represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **9/3/2019 at 11:00 AM**, or no later than three (3) hours after such time, in **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

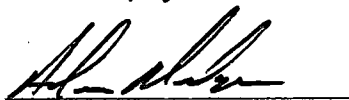
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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.

WITNESS, my hand this 6/26/2019



By: Substitute Trustee(s)

~~Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds or Judi Steen, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson~~

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

FILE No. 9710
County Clerk, Victoria County, Texas
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/12/2003

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

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

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

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

Property County:
VICTORIA

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

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

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

Date of Sale: 9/3/2019

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

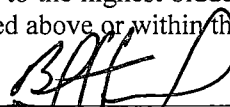
Place of Sale of Property: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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

service to the sender of this notice immediately.


Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Vicki Hammonds or Jodi Steen or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED

2019 JUN 27 PM 1:42


D6
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

RECORDING REQUESTED BY

FILED

WHEN RECORDED MAIL TO

Arnold Mendoza Alexis Mendoza Susana Sandoval
Sandra Mendoza Elizabeth Anderson
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine CA 92614
(949) 252-8300

2019 JUL -5 A 10:49

DN
Deirdre Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS No TX07000160 19-1

APN R58662

TO No 190877682-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS on February 19 2016 ALFRED MARTINEZ AND SYLVIA RUBIO MARTINEZ HUSBAND AND WIFE as Grantor/Borrower executed and delivered that certain Deed of Trust in favor of RICHARD A RAMIREZ as Trustee MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC as nominee for AMCAP MORTGAGE LTD its successors and assigns as original Beneficiary which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$222 730 00 payable to the order of Lakeview Loan Servicing LLC as current Beneficiary which Deed of Trust recorded on February 24 2016 as Document No 201601961 and that said Deed of Trust was modified by Modification Agreement and recorded August 28 2018 as Instrument Number 201810071 in Victoria County Texas Deed of Trust covers all of the real property described therein including but not limited to all of the following described property rights and interests (the Property) to-wit **SEE EXHIBIT 'A ATTACHED HERETO AND MADE A PART HEREOF**

APN R58662

WHEREAS the Trustee named in the Deed of Trust having been removed the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson** or either of them as Substitute Trustee (each being referred to as the Substitute Trustee) upon the contingency and in the manner authorized by the Deed of Trust, and

WHEREAS defaults have occurred in the covenants of the Deed of Trust monetary or otherwise and the indebtedness secured by and described in the Deed of Trust is now wholly due and **Lakeview Loan Servicing, LLC** the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust



4698480

TS No TX07000160-19-1

APN R58662

TO No 190877682-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday September 3, 2019 at 11 00 AM** no later than three (3) hours after such time being the first Tuesday of such month the Substitute Trustee will sell the Property at public venue to the highest bidder for cash The sale will take place in Victoria County Texas at the area designated by the Commissioner s Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows **At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner s Court**

The Deed of Trust may encumber both real and personal property Formal notice is hereby given of and Lakeview Loan Servicing LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing LLC's rights and remedies under the Deed of Trust and Section 9 604(a) of the Texas Business and Commerce Code

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust Pursuant to Section 51 009 of the Texas Property Code the Property will be sold in "as is "where is" condition Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties except as to the warranted

WITNESS, my hand this 5 day of July 2019


By: Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www Xome.com](http://www.Xome.com)
FOR AUTOMATED SALES INFORMATION PLEASE CALL Xome at 800-758-8052**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation However a secured party retains rights under its security instrument, including the right to foreclose its lien

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

Date & Time for Foreclosure August 6, 2019 at 10 00 AM or within three hours thereafter

Substitute Trustee O F Jones III
Substitute Trustee's Address 109 W Santa Rosa, Victoria, TX 77901

Borrower FOYOTEX INC
Borrower's Address FOYOTEX INC at 2918 RR 620N #261, Austin, TX 7873 4

Promissory Note Date May 9, 2016
Modified April 17, 2019
Original Principal Amount \$220,000 00
Borrower FOYOTEX INC
Original Lender Christian Bruns, c/o
Private Mortgage Financing Partners, LLC

Deed of Trust Date May 9, 2016
Granter Foyotex Inc, a Texas corporation
Mortgagee/Beneficiary Lender Christian Bruns, c/o
Private Mortgage Financing Partners, LLC
Trustee Eric Hird
Recording Information Document No 201612491 in the Official
Public Records of Victoria County, Texas

Property See Exhibit A Attached
Also known locally and described as 1403 N Liberty , Victoria, TX 77904

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 O F Jones III 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

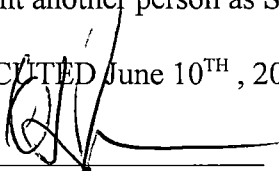
The maturity of the Promissory Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable

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, and in addition, Hornet Capital LLC, the holder of an inferior note and lien is likewise being notified of this proceeding by regular United States Mail

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 Trustee 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 or 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 June 10TH, 2019



O F Jones III, Substitute Trustee
109 W Santa Rosa
Victoria, Texas
1-361-573-6381

FILED

2019 JUL 10 P 1 53


Dora Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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 Eldon 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' LOW), 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

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

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

Exhibit "A"

2.59 ACRES

THE STATE OF TEXAS)
THE COUNTY OF VICTORIA)

BEING a 2.59 acre tract of land situated in the Manuel Zepeda Survey, Abstract No 128, Victoria County, Texas, and being the east one-half of Lot 9, of Block 2 of Quail Creek Estates according to plat recorded in Volume 5, Page 15 of the Plat Records of Victoria County, Texas, and being the same land as that certain 2.59 acre tract of land as conveyed from Isabel P Rubio and Amelia B Rubio to Alfred Martinez and Sylvia Rubio Martinez according to instrument recorded in Instrument No 201500685 of the Official Public Records of Victoria County, Texas said 2.59 acre tract of land being more fully described by metes and bounds as follows.

BEGINNING at a 1 inch diameter iron pipe found on the north right-of way of E Partridge Road (60 foot right-of-way), marking the southwest corner of Lot 10 Block 2 of said Quail Creek Estates, and marking the southeast corner of said Lot 9 and of the herein described tract,

THENCE, South 89°09'03" West (North 89°56'00" West), a distance of 215.15 feet (214.98 feet) to a 1 inch diameter iron pipe found on the north right-of-way of said E Partridge Road, marking the southeast corner of that certain 2.59 acre tract of land as conveyed to Ruben G Reyes and wife Estrella Reyes according to instrument recorded in Volume 1068, Page 575 of the Deed Records of Victoria County, Texas, and marking the southwest corner of said Martinez tract and of the herein described tract,

THENCE, North 00°51'26" West (North 00°03'41" West) a distance of 524.88 feet (525.01 feet) to a 5/8 inch steel rebar found on the south line of Lot 4 Block 3 of said Quail Creek Estates, marking the northeast corner of said Reyes tract and marking the northwest corner of said Martinez tract and the herein described tract;

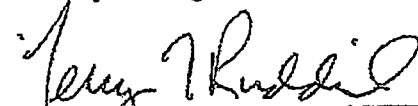
THENCE, North 89°04'54" East (South 89°56'08" East), a distance of 215.04 feet (215.03 feet) to a 5/8 inch steel rebar found on the south line of Lot 3 Block 3 of said Quail Creek Estates, marking the northwest corner of said Lot 10, Block 2, and marking the northeast corner of said Lot 9 Block 2 and of the herein described tract,

THENCE, South 00°52'10" East (South 00°04'01" East), a distance of 525.14 feet (525.02 feet) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 2.59 acre tract of land, more or less

All set 5/8 inch diameter steel rebar marked with yellow plastic cap stamped "URBAN SURVEYING, INC." Bearing and distances shown hereon in parenthesis () denote record information.

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

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in January 2016 and are true and correct to the best of my knowledge and belief


Urban Surveying, Inc
By Terry T Ruddick 2/11/16
Registered Professional Land Surveyor
Texas No. 4943



S20762 01 -- 2.59 acres

FILED

FILE No. 9719
County Clerk, Victoria County, Texas

2019 JUL 16 A 8:48

TS No.: 2019-01061-TX
19-000374-673

AW
Paula Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee 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: 09/03/2019

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

Place: 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

Property Address: 39 Tiffany Dr, Victoria, TX 77904

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/05/2007 and recorded 06/08/2007 in Document 200707461, real property records of Victoria County, Texas, with **Christy Crisp, a single woman** grantor(s) and ALETHES, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR AMY ORTIZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Christy Crisp, a single woman**, securing the payment of the indebtedness in the original principal amount of \$76,302.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF TIFFANY PLACE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 329 OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

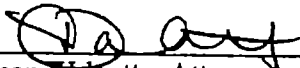
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

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

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

Date: July 10, 2019



Iman Wilcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR AMY ORTIZ
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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.

1705 E POWER AVENUE
VICTORIA, TX 77901

00000008500431

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: September 03, 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 June 23, 2010 and recorded in Document CLERK'S FILE NO. 201006095 real property records of VICTORIA County, Texas, with RUBEN G TREVINO AND KALEENA R TREVINO, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RUBEN G TREVINO AND KALEENA R TREVINO, securing the payment of the indebtednesses in the original principal amount of \$73,993.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED

2019 JUL 25 A 11: 51

DH
Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



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

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



Shawnika Harris

Certificate of Posting

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

Declarants Name: _____

Date: _____

1705 E POWER AVENUE
VICTORIA, TX 77901

0000008500431

0000008500431

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER EIGHT (8), OF AKERS SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 5 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

19-355180

Notice of Substitute Trustee's Sale

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

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

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

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

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

Legal Description of Property to be Sold: BEING LOT NUMBER (11), IN BLOCK NUMBER THREE (3), OF NORTH BON-AIRE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

Date of Sale: September 3, 2019	Earliest time Sale will begin: 11:00 am
--	--

Place of sale of Property: At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi



Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

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


SUBSTITUTE TRUSTEE

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

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

FILED

2019 JUL 25 A 11: 54


HEIDI CASLER
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS No.: 2019-01260-TX
19-000615-673

Notice of [Substitute] Trustee 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: 09/03/2019

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

Place: 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

Property Address: 2303 AIRLINE ROAD, VICTORIA, TX 77901

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/27/2006 and recorded 08/02/2006 in Document 200610274, real property records of Victoria County, Texas, with **HECTOR ORTIZ & NORA ORTIZ, HUSBAND AND WIFE**, grantor(s) and **SOUTHSTAR FUNDING, L.L.C.**, as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR AMY ORTIZ**, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **HECTOR ORTIZ & NORA ORTIZ, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$66,300.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association as Trustee for GSAMP Trust 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7** is the current mortgagee of the note and deed of trust or contract lien.

FILED

2019 JUL 25 P 12: 06

Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT NUMBER SEVEN (7), IN BLOCK NUMBER FIVE (5), OF BROWNSON TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 54, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

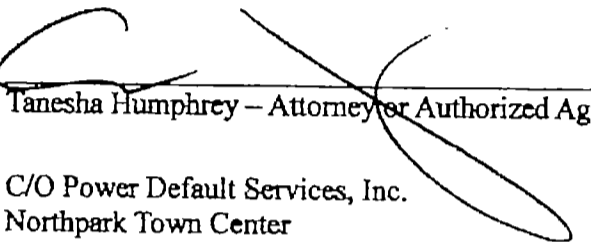
TS No.: 2019-01260-TX
19-000615-673

Notice of [Substitute] Trustee Sale

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

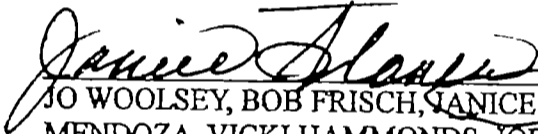
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: July 24, 2019



Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR AMY ORTIZ - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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.

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: 09/03/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Victoria County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/18/2005 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number 200511959 with Wanda M. Pate (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Wanda M. Pate, securing the payment of the indebtedness in the original amount of \$82,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-3 Trust, Home Equity Asset-Backed Certificates, Series 2005-3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBER TEN (10), OF BLOCK NUMBER ONE (1), OF AVANT GARDE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 37 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED


2019 JUL 25 P 12:30

an
Deirdre Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-3 Trust, Home Equity Asset-Backed Certificates, Series 2005-3, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

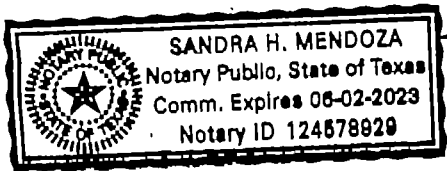


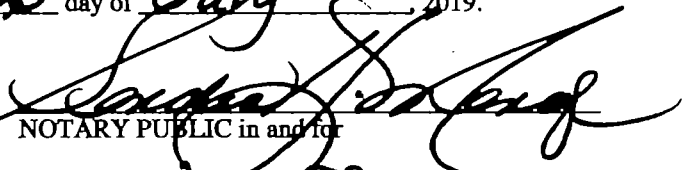
SUBSTITUTE TRUSTEE
Arnold Mendoza, Alexis Mendoza, Susana Sandoval,
Sandra Mendoza, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Alexis Mendoza, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of July, 2019.




NOTARY PUBLIC in and for
NUECES COUNTY
My commission expires: 6-2-23
Print Name of Notary: Sandra H. Mendoza

CERTIFICATE OF POSTING

My name is Alexis Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 7.25.19 I filed at the office of the Victoria County Clerk and caused to be posted at the Victoria County courthouse this notice of sale.

Declarants Name: Alexis Mendoza
Date: 7.25.19

FILE No. 9725
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FILED

Matter No.: 083627-TX

Date: July 24, 2019

County where Real Property is Located: Victoria

2019 JUL 25 P 12:30

an
Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

ORIGINAL MORTGAGOR: WILLIAM BURDICK, A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 4/21/2005, RECORDING INFORMATION: Recorded on 4/25/2005, as Instrument No. 200506104

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER SEVENTEEN (17), AND EIGHTEEN (18), IN BLOCK NUMBER FOUR (4), OF MATCHETT MANOR, 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, AT PAGE 49 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2019, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:


PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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



Matter No.: 083627-TX

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.

By:  Substitute Trustee
ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN

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

FILED

FILE No. 9732
County Clerk, Victoria County, Texas

2019 AUG 12 P 1:45

2602 FLOVER ST, VICTORIA, TX, 77901
10565.0199

All
Debi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Services, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Ja Woolery, W.D., Larow, Leolva Ezana, Arnold Mendez, Oscar Caballero, Donna Caballero, Frederick Britton, Pamela Thomas, Barbara Sandoval, John Sisk, Bob Fleish, Vicki Hammonds, Sandra Mendez, Jamie Steen, Jodi Steen, Elizabeth Anderson, Yanessa McManey, Martha Bosta, Megan Yassi, Janice Stoner, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust here securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on September 03, 2019 between the hours of 11:00am -2:00pm the Substitute Trustee will sell said real property at the place hereinafter set-out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: At the area in front of the east door of the Victoria County Courthouse, 113 North Bridge Street in VICTORIA County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 11/23/2016 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 201613214 in the real property records of Victoria County Texas, with CHARLENE F. CROSBY, SINGLE as Grantor(s) and Village Capital & Investment LLC as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by CHARLENE F. CROSBY, SINGLE securing the payment of the indebtedness in the original principal amount of \$69,637.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by CHARLENE F. CROSBY. Village Capital & Investment LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 51.002E, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Village Capital & Investment LLC is acting as the Mortgage Servicer for Village Capital & Investment LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Village Capital & Investment LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Village Capital & Investment LLC
c/o Village Capital & Investment LLC

1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING LOT NUMBER (9), IN BLOCK NUMBER THREE (3), OF MEADOWBREE 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 309, PAGE 330, DEED RECORDS, VICTORIA COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY
ADDRESS:**

2602 PLOVER ST, VICTORIA, TX 77901

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser resulting or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).


The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this 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.

Signed on the 11 day of July, 2019.

Respectfully,

JACK O'BOYLE & ASSOCIATES




Jack O'Boyle | SBN: 15165300
jack@jackboyle.com
/ Travis H. Gray | SBN: 24044965
travis@jackboyle.com
Chris S. Ferguson | SBN: 24069714
chris@jackboyle.com
P.O. Box 813369
Dallas, Texas 75384
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

STATE OF TEXAS

COUNTY OF DALLAS

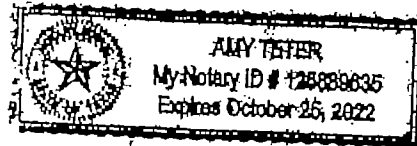
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BEFORE ME, the undersigned Notary Public, on this 27th day of JULY, 2019,
personally appeared THAVIS GRAY, Attorney at Jack O'Boyle & Associates, known to me to be
the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed it for
the purposes and considerations therein expressed.



Notary Public, and for
The State of Texas

AFTER RECORDING RETURN TO:
Jack O'Boyle & Associates
12300 Ford Road, Suite 212
Dallas, TX 75234



FILED

2019 AUG 12 P 1:46

FILE No. 9733
County Clerk, Victoria County, Texas

205 NORTH MANTZ STREET, VICTORIA, TX, 77901
7015FC.0035

Deirdre Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code. I hereby name, appoint and designate ~~to W. D. Lacey, Leticia Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Pamela Thomas, Barbara Sandoval, John Sisk, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Jodi Steen, Elizabeth Anderson, Vanessa McHaney, Marjia Bosta, Megan Trust, Janice Street, Travis Gray, Chris Ferguson or Jack O'Boyle~~, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on September 03, 2019 between the hours of 11:00am -2:00pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street in VICTORIA County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 07/02/2008 and recorded under Volume, Page or Clerk's File No. INSTRUMENT # 200808380; RE-RECORDED AT 200900340 in the real property records of Victoria County Texas, with SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA as Grantor(s) and AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA securing the payment of the indebtedness in the original principal amount of \$90,771.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by SANTIAGO DE LA CERDA. CARRINGTON MORTGAGE SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for CARRINGTON MORTGAGE SERVICES, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

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

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING A 0.22 ACRE (9,472 SQUARE FOOT) TRACT OF LAND SITUATED IN FARM LOT FOUR (4), BLOCK "A", EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS. SAID 0.22 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED FROM DANTE H. GARZA TO MACARIO P. TOVAR AND SOLEDAD Z. TOVAR BY DEED DATED FEBRUARY 23, 2006 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200602367 OF VICTORIA COUNTY, TEXAS, AND DESCRIBED IN VOLUME 215, PAGE 122 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. SAID 0.22 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. TOGETHER WITH MANUFACTURED HOME DESCRIBED AS FOLLOWS: MAKE: FLEETWOOD. MODE: CARRIAGE HILL SERIES 3443C YEAR 2009 MH LABEL# PFS1019896 / PFS1019897 (the "Property")

**REPORTED PROPERTY
ADDRESS:**

205 NORTH MANTZ STREET, VICTORIA, TX 77901

TERMS OF SALE:

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. 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. The reposting or re-filing may be after the date originally scheduled for this 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 RETURN NOTICE
OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.~~

Signed on the 23 day of July, 2019.

Respectfully,

JACK O'BOYLE & ASSOCIATES



Jack O'Boyle | SBN: 15165300
jack@jackboyle.com
Travis H. Gray | SBN: 24044965
travis@jackboyle.com
Chris S. Ferguson | SBN: 24069714
chris@jackboyle.com

P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, on this 23rd day of July, 2019,
personally appeared FRANK GRAY, Attorney at Jack O'Boyle & Associates, known to me to be
the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed it for
the purposes and consideration therein expressed.



Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:
Jack O'Boyle & Associates
12300 Ford Road, Suite 212
Dallas, TX 75234

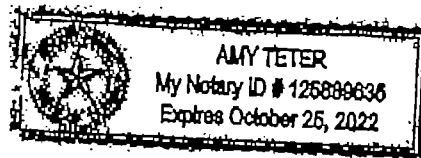


EXHIBIT A

THE STATE OF TEXAS)
COUNTY OF VICTORIA)

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

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

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

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

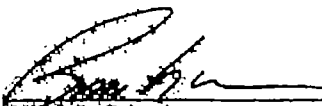
THENCE, North 70°28'00" West, with the common line of the 0.22 acre King tract, a distance of 145.30 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described tract, said iron rod also being the northwest corner of the 0.22 acre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

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

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

A survey drawing of even date herewith accompanies this legal description.

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

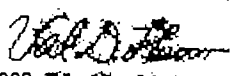

Emma L. Galvan
Registered Professional Land Surveyor
Texas No. 5229



6-27-08

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

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


2008 JUN 10 08:17 PM 200806380

VAL D. MOORE, 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.

FILED

2019 AUG 12 P 1:43

aw

Debi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ALAN ROSS MADDOX, A SINGLE PERSON delivered that one certain Deed of Trust dated APRIL 25, 2018, which is recorded in INSTRUMENT NO.: 201805558 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 \$187,650.00 payable to the order of JAMES B. NUTTER & COMPANY, 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, JAMES B. NUTTER & COMPANY, 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, SEPTEMBER 3, 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 ONE (1) AND LOT NUMBER TWO (2), IN BLOCK NUMBER FOURTEEN (14), OF SHADY OAKS SUBDIVISION SECTION V, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION IN VOLUME 6, PAGE 193 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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 JAMES B. NUTTER & COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 10348, KANSAS CITY, MISSOURI 64171. 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, 3810 North Josey Lane, Suite 208, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: AUGUST 12, 2019.



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

FILE NO.: JGN-2881
PROPERTY: 518 BAIL LANE
VICTORIA, TEXAS 77806

ALAN R. MADDOX

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3810 NORTH JOSEY LANE, SUITE 208
CARROLLTON, TEXAS 75007
Tele: (872) 364-3086
Fax: (872) 364-1263

2019 AUG 12 P 1:51

Date: August 12, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Dicki Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 12/22/2017, 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 12/22/2017, executed by Manuel Villarreal and Jocelyn Libhart to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201713696 of the Official Public Records of Victoria County, Texas

Property: Tract 56, Section 2: 5.013 acre tract in the G.A. Levi Survey, A-373, in Victoria County, Texas

Date of Sale (first Tuesday of month): September 3, 2019

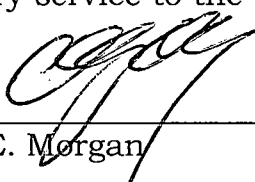
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

FILE No. 9736
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

RO

2019 AUG 12 P 1:51

Date: August 12, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 9/4/2018, in the original principal amount of \$59,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 9/4/2018, executed by Rudolph B. Hernandez Sr. to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201810278 of the Official Public Records of Victoria County, Texas

Property: Tract 61, Willow Creek Ranches, Sec1, A 7.917 acre tract of the Day Land & Cattle Company Survey, A-477, in Victoria County, Texas

Date of Sale (first Tuesday of month): September 3, 2019

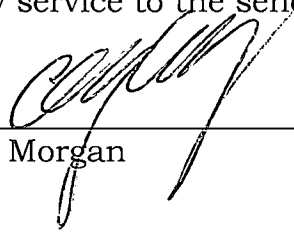
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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.

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Clay E. Morgan