

FILE No. 9424  
County Clerk, Victoria County, Texas

Our File Number: 18-05140

Name: TIMOTHY ALEXANDER HERNANDEZ, A MARRIED MAN AND MARLA NICOLE ONDRIAS, SIGNING PRO FORMA TO PERFECT LIEN ONLY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 25, 2014, TIMOTHY ALEXANDER HERNANDEZ, A MARRIED MAN AND MARLA NICOLE ONDRIAS, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS AND BELA, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A NOMINEE FOR ASPIRE FINANCIAL, INC. DBA ASPIRE LENDING, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201403420, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 7, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING LOT NUMBER SEVENTEEN (17), IN BLOCK NO. ONE (1), OF CASTLE ROYALE, 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 106, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

Property Address: 217 VERSAILLES STREET  
VICTORIA, TX 77904

Mortgage Servicer: THE MONEY SOURCE, INC.

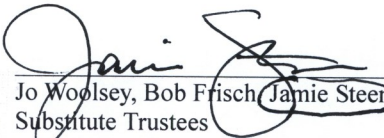
Noteholder: THE MONEY SOURCE, INC.  
500 SOUTH BROAD STREET, SUITE #100A  
MERIDEN, CT 06450

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND this 14<sup>th</sup> day of May, 2018.

  
Jo Woolsey, Bob Frisch, Jamie Steen, Jodi Steen,  
Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

FILED

2018 MAY 14 A 10:17

  
DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: August 07, 2018

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

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

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

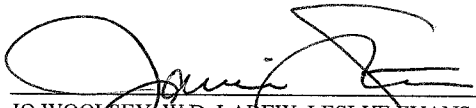
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 03, 2015 and recorded in Document CLERK'S FILE NO. 201509929 real property records of VICTORIA County, Texas, with ASHLEY GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ASHLEY GARCIA, securing the payment of the indebtednesses in the original principal amount of \$152,187.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOM MORTGAGE COMPANY, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



JO WOOLSEY, W.D. LARREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

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

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

FILED

2018 MAY 15 P 1:54

DG  
*Darci Cosby*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000007413784

**EXHIBIT "A"**

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER EIGHT (8), OF QUAIL CREEK WEST BLOCK 8, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 20 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000007413784

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: August 07, 2018

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

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

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

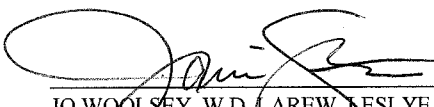
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 19, 2003 and recorded in Document CLERK'S FILE NO. 200314051 real property records of VICTORIA County, Texas, with FRANK L SUNIGA IV AND MINERVA FLORES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK L SUNIGA IV AND MINERVA FLORES, securing the payment of the indebtednesses in the original principal amount of \$63,616.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077



JO WOOLSEY, W.D. LAREW, KESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001


Certificate of Posting

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

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

FILED

2018 MAY 15 P 1:53

 DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000007572597

**EXHIBIT "A"**

BEING ALL OF LOT NO SIX (6), IN BLOCK NO TWO (2), OF CRESTWOOD SUBDIVISION, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 2, PAGE 21, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS00000007572597

*Jodi Woolsey* DG  
COUNTY CLERK  
VICTORIA COUNTY TEXAS

**NOTICE OF FORECLOSURE SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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. **Property to Be Sold.** The property to be sold is described as follows: BEING 0.25 OF AN ACRE, ALL OF LOT TEN (10) AND A PORTION OF LOT NINE (9), BLOCK "C" OF THE BOULEVARD ADDITION TO THE CITY OF VICTORIA, AS SHOWN ON A PLAT RECORDED IN VOLUME 182, PAGE 459 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.25 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS ON THE ATTACHED EXHIBIT "A".

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/23/1999 and recorded in Document 199905355 real property records of Victoria County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/07/2018

Time: 11:00 AM

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

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

5. **Obligations Secured.** The Deed of Trust executed by ANGIE R. GARCIA AND JOE GARCIA, provides that it secures the payment of the indebtedness in the original principal amount of \$51,973.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

# EXHIBIT "A"

## 0.25 OF AN ACRE FIELDNOTE DESCRIPTION

STATE OF TEXAS )

COUNTY OF VICTORIA )

Being 0.25 of an acre, all of Lot Ten (10) and a portion of Lot Nine (9), Block "C" of the Boulevard Addition to the City of Victoria, as shown on a plat recorded in Volume 182, Page 459 of the Deed Records of Victoria County, Texas. This 0.25 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found in the South line of Sabine Street for the Northwest corner of this 0.25 of an acre, also being the common corner of Lot 10 and Lot 11, Block "C", Boulevard Addition;

THENCE, N 84°56'00" E ( bearing reference line ) with the South line of Sabine Street a distance of 90.16 feet to a 5/8 inch iron rod found for the Northeast corner of this 0.25 of an acre;


THENCE, S 05°45'00" E crossing said Lot 9 a distance of 120.00 feet to a 5/8 inch iron rod found for the Southeast corner of this 0.25 of an acre;

THENCE, S 84°55'41" W ( deed call = S 84°56'00" W, 90.00 feet ) with the common line of Lot 9,10,17 and 18 a distance of 90.92 feet to a 5/8 inch iron rod set for the Southwest corner of this 0.25 of an acre;

THENCE, N 05°31'43" W with the common line of Lot 11 and Lot 10 a distance of 120.00 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.25 of an acre;

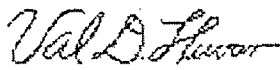
A survey plat accompanies this description.

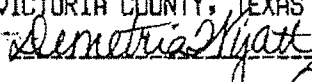
The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on April 18, 1999, and the bearings are based of the recorded plat.

  
Dennis J. Ellis  
Registered Professional  
Land Surveyor  
Texas No. 4736  
Job No. 5462  
(361) 573-3004

4-21-99  
Date

FILED AND RECORDED

  
1999 APR 26 11:08 AM 199905355  
VAL D. HUVAR

VICTORIA COUNTY, TEXAS  
By   
Deputy

Bedgood

FILED

2018 MAY 24 A 9:38

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

VICTORIA County

Deed of Trust Dated: December 22, 2010

Amount: \$399,000.00

Grantor(s): BOBBIE LEE FELDER and THOMAS D FELDER

Original Mortgagee: BANK OF AMERICA, N.A. A NATIONAL BANKING ASSOCIATION

Current Mortgagee: BANK OF AMERICA, N.A.

DG  
*Reidi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Mortgagee Servicer and Address: c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 201100009

Legal Description: BEING TRACT NUMBER THIRTY-NINE (39), COLETO BEND WEST, AN ADDITION IN VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 50, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

WHEREAS THOMAS D FELDER is deceased.

WHEREAS BOBBIE LEE FELDER is deceased.

Date of Sale: August 7, 2018 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR JODI STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

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

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





RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-002616



JO WOOLSEY OR W.B. LAREW, LESLYE EVANS, ARNOLD  
MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,  
FREDERICK BRITTON, PAMELA THOMAS, BARBARA  
SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS,  
SANDRA MENDOZA, JAMIE STEEN OR JODI STEEN  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> June 16, 2009	<b>Original Mortgagor/Grantor:</b> BRANDON R. REYNA, BERNARDINO R. VILLARREAL AND ANGELITA F. VILLARREAL
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WALLICK AND VOLK, INC.	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 200906446	<b>Property County:</b> VICTORIA
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd. Coppel, 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 \$85,816.00, executed by BRANDON R. REYNA, BERNARDINO R. VILLARREAL AND ANGELITA F. VILLARREAL ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 401 APPALOOSA DR, VICTORIA, TX 77904

**Legal Description of Property to be Sold:** BEING LOT NUMBER THIRTY-FIVE (35), IN BLOCK NUMBER NINE (9), OF BRIDLE RIDGE IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 8, PAGE 31 C&D, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS..

<b>Date of Sale:</b> August 07, 2018	<b>Earliest time Sale will begin:</b> 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 Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR 1320 Greenway Drive Suite 300 Irving, TX 75038, 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.

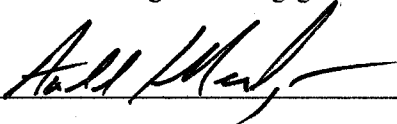
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



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, Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR 1320 Greenway Drive Suite 300 Irving, TX 75038,, 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 Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR 1320 Greenway Drive Suite 300 Irving, TX 75038,, 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.



---

SUBSTITUTE TRUSTEE

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds,  
Arnold Mendoza, Trustee

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

**Notice of Acceleration**

Dear Borrower(s):

Please be advised that the undersigned law firm represents the Mortgage Servicer with respect to the above-referenced debt. Any individual to whom this notice is sent who is NOT obligated for the debt is given the following notice as a courtesy because your interest in the Property may be affected.

This letter constitutes formal notice to you of your default under the terms of the Note evidencing the Loan and the deed of trust (the "Security Instrument") securing the loan.

According to and relying on the information provided to this firm by the Mortgage Servicer, you have failed to bring the loan current despite the notice that your unpaid loan would be accelerated if the default was not timely cured.

**Because of the non-payment of all past due loan installments and other amounts legally due, the Mortgage Servicer has ACCELERATED the maturity of the debt.**

You have the right to reinstate the Loan after acceleration in the time and manner provided by the Loan Documents and you have the right to bring a court action to assert the non-existence of a default or any defense to acceleration, foreclosure, or other rights reserved by the Loan Documents and Applicable Law.

Should you wish to request a full payoff, please fax your written request to the fax number above. On your request, please include your name, loan number, property address, a phone number where you can be reached and either a fax number or a mailing address.

Further, this letter is to formally notify you that because of your default, the Mortgage Servicer intends to foreclose on the above-described property. Enclosed please find a Notice of Substitute Trustee's Sale, which will be posted for public sale of the real property described above. This sale is authorized by the Deed of Trust referenced in the enclosed Notice of Substitute Trustee's Sale.

Please give this letter your immediate attention. If you have any questions or need additional information, please contact our office. You will receive no further communication prior to the commencement of the foreclosure process.

**NOTE: IF YOU ARE A DEBTOR PRESENTLY SUBJECT TO A PROCEEDING IN FEDERAL BANKRUPTCY COURT, OR THIS DEBT HAS BEEN DISCHARGED BY A FEDERAL BANKRUPTCY COURT, THIS NOTICE IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING SENT FOR INFORMATIONAL PURPOSES ONLY OR TO SATISFY CERTAIN FEDERAL OR STATE STATUTORY OBLIGATIONS.**

Sincerely,

RAS Crane, LLC

**RAS Crane, LLC**  
10700 Abbott's Bridge Road, Suite 170  
Duluth, GA 30097  
Phone: 470-321-7112  
Fax: 404-393-1425

May 23, 2018

Sent via Certified and Regular Mail

Borrower(s): BRANDON R. REYNA, BERNARDINO R. VILLARREAL AND ANGELITA F. VILLARREAL  
401 APPALOOSA DR  
VICTORIA, TX 77904

RE: Deed of Trust Dated: June 16, 2009  
Borrower(s): BRANDON R. REYNA, BERNARDINO R. VILLARREAL AND ANGELITA F. VILLARREAL  
Original Principal Amount: \$85,816.00  
Property Address: 401 APPALOOSA DR  
VICTORIA, TX 77904  
Current Mortgage Servicer and Mortgagee:  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

(Include if applicable: The Mortgage Servicer represents the Mortgagee under a servicing agreement with the Mortgagee, whose address is 8950 Cypress Waters Blvd Coppel, TX 75019)

**NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**Notice pursuant to the Tex. Prop. Code Sec. 51.002(i): 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.

FILED

2018 MAY 24 A 9:49

*Deidi Casley*  
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#: 18-20315

FILED

2018 MAY 24 A 9:55

*P. C. Cooley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 4/21/2009, Hilario Chacon, an unmarried man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Tommy Bastian, Barrett Burke Wilson Castle, Daffin & Frappier, L.L.P, as Trustee, Mortgage Electronic Registration Systems, Inc for Taylor, Bean & Whitaker Mortgage Corp, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$76,587.00, payable to the order of Mortgage Electronic Registration Systems, Inc for Taylor, Bean & Whitaker Mortgage Corp, which Deed of Trust is Recorded on 4/22/2009 as Volume 200904112, Book , Page , 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;

**Being Lot Number Nineteen (19), in Block Number Two (2), of Mayfair Terrace Section IV, 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 7 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.**

Commonly known as: **3601 FLAMINGO DRIVE, 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, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders**

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 **TUESDAY, 8/7/2018 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **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: **THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901**

**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.

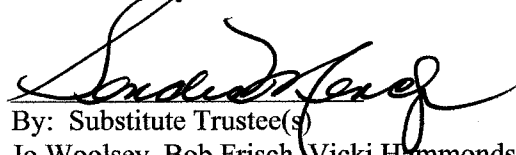
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 5/21/2018

  
By: Substitute Trustee(s)

Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders

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.***

3406 GAYLE DRIVE  
VICTORIA, TX 77901

FILE No. 9441  
County Clerk, Victoria County, Texas

00000007595549

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: July 03, 2018

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

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

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


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 1987 and recorded in Document VOLUME 1434, PAGE 282; AS AFFECTED BY LOAN MODIFICATION AGREEMENT'S CLERK'S FILE NO. 201207415 AND CLERK'S FILE NO. 21608640 real property records of VICTORIA County, Texas, with REYNALDO LARA AKA REYNALDO A. LARA AND ELVIA LARA, grantor(s) and CHAMPION SAVINGS ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REYNALDO LARA AKA REYNALDO A. LARA AND ELVIA LARA, securing the payment of the indebtednesses in the original principal amount of \$44,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077

  
JO WOOLSEY, W.D. LARAW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

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

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

FILED

2018 MAY 25 P 3:24

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS00000007595549

**EXHIBIT "A"**

BEING LOT NO. NINE (9), IN BLOCK NO. ONE (1), OF MAYFAIR TERRACE SECTION 6, 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 97, OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS.



NOS0000007595549

309 TRENTWOOD CIRCLE  
VICTORIA, TX 77904

00000007597792

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: August 07, 2018

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

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

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

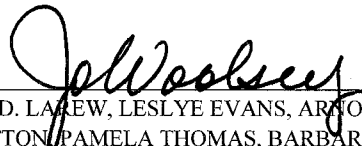
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 20, 2005 and recorded in Document CLERK'S FILE NO. 200507933 real property records of VICTORIA County, Texas, with DANETTE J. RANDALL, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANETTE J. RANDALL, securing the payment of the indebtednesses in the original principal amount of \$63,604.00, 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



JO WOOLSEY, W.D. LAKEW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

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

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

FILED

2018 MAY 25 P 3:26

DN  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000007597792

0000007597792

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER TEN (10), IN BLOCK NUMBER FOURTEEN (14), OF FLEETWOOD SUBDIVISION SECTION IV, PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 258 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000007597792

Our File Number: 18-05437  
Name: JAIME CASTRO MEJIA, A SINGLE PERSON

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 22, 1995, JAIME CASTRO MEJIA, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to DAVID E. RUSSELL, as Trustee, the Real Estate hereinafter described, to VICTORIA BANK & TRUST COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 12510, in Book 0200, at Page 256, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 7, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER FOUR (4), OF MEADOWCREEK, SECTION I, PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 81, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

Property Address: 1011 PENNSYLVANIA  
VICTORIA, TX 77901  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND this 30<sup>th</sup> day of May, 2018.

FILED

2018 MAY 30 P 3:15  
DG

*David Woolsey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Jo Woolsey*  
Jo Woolsey, W.D. Larew, Arnold Mendoza,  
Donna Cavallero, Oscar Caballero, Vicki  
Hammonds, Bob Frisch, Sandra Mendoza, John  
Sisk, Jamie Steen, Jodi Steen, Leslye Evans,  
Amy Ortiz, Stacey Bennett, Barbara Sandoval,  
Raymond Perez, Garrett Sanders, Substitute  
Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING LOT NUMBER ONE (1), IN BLOCK NUMBER ONE (1), OF WINDCREST SUBDIVISION PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 398, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/06/2008 and recorded in Document 200812036 real property records of Victoria County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/07/2018

Time: 11:00 AM

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

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

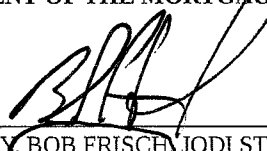
**5. Obligations Secured.** The Deed of Trust executed by ROY STEVEN BASCO, provides that it secures the payment of the indebtedness in the original principal amount of \$187,980.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254




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

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILED

2018 JUN -7 P 12:53

  
HEIDI CASLEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

**Date:** 09/27/1995  
**Grantor(s):** RICHARD FLORES AND ESTHER FLORES, HUSBAND AND WIFE  
**Original Mortgagee:** VICTORIA BANK & TRUST COMPANY  
**Original Principal:** \$39,250.00  
**Recording Information:** Book 0187 Page 711 Instrument 9516  
**Property County:** Victoria  
**Property:** BEING LOT NO. ONE (1), IN BLOCK NO. SIX (6), OF MAYFAIR TERRACE, SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 23, AND AS AMENDED IN VOLUME 421, PAGE 336, OF THE MAP AND DEED RECORDS OF VICTORIA COUNTY, TEXAS.  
**Reported Address:** 2901 LINDA DRIVE, VICTORIA, TX 77901

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of August, 2018  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.  
**Substitute Trustee(s):** Leslye Evans or Jo Woolsey or W.D. Larew or Vicki Hammonds or Arnold Mendoza, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Leslye Evans or Jo Woolsey or W.D. Larew or Vicki Hammonds or Arnold Mendoza, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

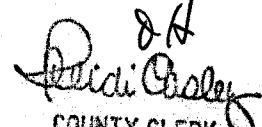
Very truly yours,

Bonial & Associates, P.C.



FILED

2018 JUN 11 A 11:53

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING LOT NUMBER SIX (6), IN BLOCK NUMBER TWO (2), OF TANGLEWOOD SUBDIVISION, SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 14, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/23/2014 and recorded in Document 201412105 real property records of Victoria County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/07/2018

Time: 11:00 AM

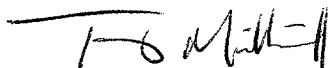
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

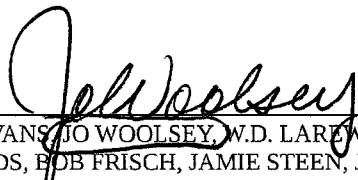
**5. Obligations Secured.** The Deed of Trust executed by VERNON MALEY AND HALEY MALEY, provides that it secures the payment of the indebtedness in the original principal amount of \$157,003.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Stonegate Mortgage Corporation is the current mortgagee of the note and deed of trust and HOME POINT FINANCIAL CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Stonegate Mortgage Corporation c/o HOME POINT FINANCIAL CORPORATION, 9190 Priority Way West Drive, Suite 300, Indianapolis, IN 46240 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI HAMMONDS, BOB FRISCH, JAMIE STEEN, JODI STEEN OR ARNOLD MENDOZA, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI  
HAMMONDS, BOB FRISCH, JAMIE STEEN, JODI  
STEEN OR ARNOLD MENDOZA  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILED

2018 JUN 21 A 11:10

FILE No. 9459  
County Clerk, Victoria County, Texas

*DG*  
*Debi Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:**

*BEING a port of Lot Number 9, in Block Number 2, of AIRLINE TERRECE, SECTION II an addition to the City of Victoria, Victoria County, Texas, according to the established map or plat of said Airline Terrace, Section II, duly of record in Volume 482, Page 531, of the Deed Records of Victoira County, Texas; said tract of land being all of Lot No. NINE (9), Block No. TWO (2), except for a 5.0' wide strip off of its east side and is more particularly described be meets and bounds as follows in attached Exhibit "A".*

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

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

**DATE:** August 7, 2017

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

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

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

3. **TERMS OF SALE:**

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

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

The sale will be made expressly subject to any title matters, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **TYPE OF SALE:**

The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated March 20, 2015, executed by **John Jones and spouse, Racheal Jones** to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201502992 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

**Date:** March 20, 2015

**Recording Information:** Instrument Number 201502992 of the Official Public Records of Victoria County, Texas.

**Obligor/Current Owner of Record:** John Jones and spouse, Racheal Jones

**Property Description:** *BEING a port of Lot Number 9, in Block Number 2, of AIRLINE TERRECE, SECTION II an addition to the City of Victoria, Victoria County, Texas, according to the established map or plat of said Airline Terrace, Section II, duly of record in Volume 482, Page 531, of the Deed Records of Victoira County, Texas; said tract of land being all of Lot No. NINE (9), Block No. TWO (2), except for a 5.0' wide strip off of its east side and is more particularly described be meets and bounds as follows in attached Exhibit "A".*

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

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

DATED June 21, 2018.

*Kelly Kucera*  
\_\_\_\_\_  
Kelly Garrett Kucera, Attorney  
101 W. Goodwin Ave, Suite 302  
Victoria, Texas 77901  
(361) 576-0145

Exhibit "A"

Being a portion of Lot Number 9, in Block Number 2, of AIRLINE TERRECE, SECTION II, an addition to the City of Victoria, Victoria County, Texas, according to the established map or plat of said Airline Terrace, Section II, duly of record in Volume 482, Page 531, of the Deed Records of Victoria County, Texas; said tract of land being all of Lot No. NINE (9), Block No. TWO (2), except for a 5.0' wide strip off of its east side and is more particularly described be meets and bounds as follows:

Beginning at an iron stake which marks the northwest corner of said Lot No. Nine (9), Block No. Two (2), same being northeast corner of Lot No. Ten (10), Block No. Two (2), of said additions;

Thence S.  $87^{\circ} 29' 15''$  E. along the north line of said Lot. No. Nine (9), Block No. Two (2), same being the South Line of Miori Lane, for a distance of 33.81' to an iron stake for an angle point;

Thence N.  $84^{\circ} 31' 45''$  E. and continuing along last said common line for a distance of 36.45 feet to a stake for the northeast corner of the tract being described;

Thence S.  $04^{\circ} 42' 15''$  E. 110.10' along a line parallel with and 5.0' westerly of the east line of said Lot No. Nine (9), Block No. Two (2), to a stake set in the south line of said Lot No. Nine (9), Block No. Two (2), for the southeast corner of this tract;

Thence N.  $87^{\circ} 29' 15''$  W. and along the common line between said Lot No. Nine (9) and Lot No. Twelve (12), of said Block No. Two (2), for a distance of 70.55' to an iron stake which marks the common corner of said Lot No(s) None (9), Ten (10), Eleven (11) & Twelve (12), of said Block No. Two (2);

Thence N.  $04^{\circ} 42' 15''$  W. and along the common line of said Lot No(s). Nine (9) & Ten (10), for a distance of 105.0' to the Place of Beginning.

### NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING THE SOUTH EIGHTEEN FEET (S-18 FEET) OF LOT NUMBER THIRTY-FIVE (35) AND THE NORTH FORTY-FIVE FEET (N-45 FEET) OF LOT NUMBER THIRTY-SIX (36) IN BLOCK TEN (10) OF PRIMROSE PLACE, AN ADDITION OF THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS. ALSO KNOWN AS 4601 EVERGREEN STREET, VICTORIA, TX 77904.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/07/2015 and recorded in Document 201513976 real property records of Victoria County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 08/07/2018

Time: 11:00 AM

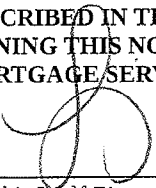
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

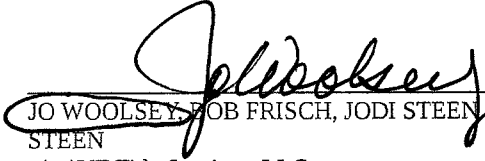
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009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

**5. Obligations Secured.** The Deed of Trust executed by RODRICUS M. FRACTION AND TERICA M. FRACTION, provides that it secures the payment of the indebtedness in the original principal amount of \$136,481.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PACIFIC UNION FINANCIAL, LLC. is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PACIFIC UNION FINANCIAL, LLC. c/o PACIFIC UNION FINANCIAL, LLC, 1601 LBJ Freeway, Suite 500, Farmers Branch, TX 75234 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

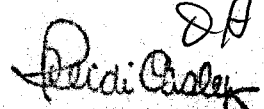
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

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

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

**FILED**  
2018 JUN 21 P 3:24  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: August 07, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 05, 2007 and recorded in Document INSTRUMENT NO, 200700522 real property records of VICTORIA County, Texas, with JESSIE TIJERINA, JR AND JULIA BELTRAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESSIE TIJERINA, JR AND JULIA BELTRAN, securing the payment of the indebtednesses in the original principal amount of \$146,695.00, 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 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

JO WOOLSEY, W.D. LAREW, LEE EYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

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

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

FILED

2018 JUN 25 P 3:34

DG  
*Delicia Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**

BEING LOT NUMBERED FIVE (5) AND SIX (6) IN BLOCK NUMBER ONE (1), OF QUAIL CREEK NORTH, PHASE 2, AN ADDITION TO THE COUNTY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 52B & C OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000007419989

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

**FILED**

2018 JUN 26 A 10:36

*DG*  
*Prairie*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF VICTORIA

**Deed of Trust Date:**  
JUNE 19, 2015

**Property address:**  
1621 FLEMING PRAIRIE RD  
VICTORIA, TX 77905

**Grantor(s)/Mortgagor(s):**  
ERIC SCOTT DYER AND DANIELLE AMANDA DYER,  
HUSBAND AND WIFE

**LEGAL DESCRIPTION:** BEING 2.00 ACRES SITUATED  
IN AND A PART OF THE JOSE MARIA GALBAN  
LEAGUE, ABSTRACT NO. 35, VICTORIA COUNTY,  
TEXAS, AND IS THE SAME AS THAT CERTAIN 2.00  
ACRE TRACT DESCRIBED IN A DEED RECORDED IN  
VOLUME 350, PAGE 606 OF THE OFFICIAL RECORDS  
OF VICTORIA COUNTY, TEXAS. THIS 2.00 ACRES IS  
BEING MORE PARTICULARLY DESCRIBED IN  
EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

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

**Earliest Time Sale Will Begin:** 12:00 PM

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

**Date of Sale:** 08/07/2018

**Recorded on:** JUNE 22, 2015

**Original Trustee:** GENEVA B. TURNER

**Property County:** VICTORIA  
**As Clerk's File No.:** 201506657

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C.,  
ARNOLD MENDOZA, W. D. LAREW, LESLYE EVANS,  
VICKI HAMMONDS

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

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., ARNOLD MENDOZA, W. D. LAREW, LESLYE EVANS, VICKI HAMMONDS as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday AUGUST 7, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, 6-21-2018

MARINOSCI LAW GROUP, PC

By: Melina Guerra  
TIFFANY KING/MELISSA GUERRA  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF Dallas

Before me, Amanda Miramontes, the undersigned officer, on this, the 21<sup>st</sup> day of JUNE, 2018,  
(insert name of notary)  
personally appeared TIFFANY KING/MELISSA GUERRA,  known to me, who identified herself/himself to be the  
MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the  
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of  
such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)

Amanda Miramontes  
Notary Public for the State of TEXAS

My Commission Expires: 1/20/21  
Amanda Miramontes  
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 18-07760

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



EXHIBIT "A"

2.00 ACRE TRACT  
FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF VICTORIA }

Being 2.00 acres situated in and a part of the Jose Maria Galban League, Abstract No. 35, Victoria County, Texas, and is the same as that certain 2.00 acre tract described in a deed recorded in Volume 350, Page 606 of the Official Records of Victoria County, Texas. This 2.00 acres is more fully described by metes and bounds as follows;

BEGINNING at an iron rod found in the Southeast line of Fleming Prairie Road for the North corner of this 2.00 acres, also being the North corner of said 2.00 acre tract and the West corner of a 2.00 acre tract described in a deed to Michael Sallis recorded in Instrument Number 200414176 of the Official Records of Victoria County, Texas;

THENCE, S 35 degrees, 00'00" E with the common line of this tract and said Sallis 2.00 acre tract a distance of 440.10 feet to an iron rod found for the East corner of this 2.00 acres;

THENCE, S 54 degrees, 48'02" W with the Southeast line of said 2.00 acre tract a distance of 198.07 feet to an iron rod found for the South corner of this 2.00 acres;

THENCE, N 35 degrees, 00'00" W with the common line of this tract and a 1.00 acre tract described in a deed to Jesse B. Torres recorded in Volume 1158, Page 177 of the Deed Records of Victoria County, Texas, a distance of 439.66 feet to an iron rod found for the East corner of this 2.00 acres;

THENCE, N 54 degrees, 42'16" E ( bearing reference line ) with the Southeast line of Fleming Prairie Road a distance of 198.08 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 2.00 acres.

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on May 27, 2015, and bearings are based on a deed recorded in Volume 350, Page 606 of the Deed Records of Victoria County, Texas.

  
\_\_\_\_\_

Dennis J. Ellis  
Registered Professional  
Land Surveyor  
Texas No. 4736  
Job No. 4287

5/30/15  
Date



FILE No. 9464  
County Clerk, Victoria County, Texas

**FILED**

**Notice of Trustee's Sale**

2018 JUN 27 P 1:37

*DG*  
*Deirdre Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Date:** June 26, 2018

**Trustee:** Leslie A. Werner

**Trustee's Address:** PO Box 247  
Victoria, Texas 77902

**Payee:** Cecilio Vasquez, Jr.

**Note Secured by Real Estate:** Note dated October 24, 2016 in the amount of \$59,757.89

**Property:** Lot 1 and N 1/2 of Lot 2, Block 1 of Akers Development, and more commonly known as: 404 Avenue D, Guadalupe, Texas 77905.

**County:** Victoria

**Date of Sale (first Tuesday of month):** August 7, 2018

**Time of Sale:** 11:00 a.m. and ending not later than 2:00 p.m.

**Place of Sale:** Victoria County Courthouse, 115 N. Bridge Street, Victoria, Texas 77901

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.

Maker has appointed Leslie A. Werner as Trustee of the Note Secured by Real Estate. Payee 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 sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

*/s/ Leslie A. Werner*

---

Leslie A. Werner

PO Box 247

Victoria, Texas 77902

902 E Polk Ave , Victoria, TX 77901

18-017567

**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: 08/07/2018

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 05/12/2011 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number, 201104884 with Alexander E. Cavazos and Jessica A. Cavazos (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Wallick and Volk Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Alexander E. Cavazos and Jessica A. Cavazos, securing the payment of the indebtedness in the original amount of \$79,166.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING LOT NUMBER TWENTY (20) IN BLOCK NUMBER FIVE (5) OF BLUE RIDGE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD OF VOLUME 327, PAGE 293, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

FILED

2018 JUL -5 P 12: 21

*Deidi Coley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



4662188

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. Wells Fargo Bank, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

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



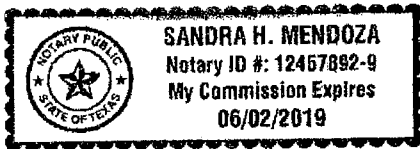
**SUBSTITUTE TRUSTEE**

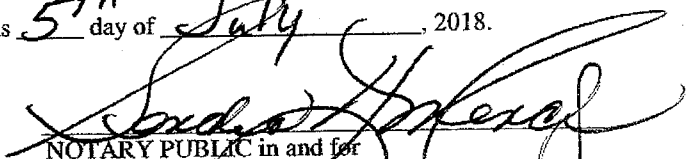
Coury Jacocks, Esq., Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Oscar Caballero, Donna Caballero, Arnold Mendoza 320 Greenway Drive, Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders, whose address is 1 Mauchly, Irvine, CA 92618.

STATE OF TEXAS  
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Arnold 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 5<sup>th</sup> day of July, 2018.



  
NOTARY PUBLIC in and for  
NUECES COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: \_\_\_\_\_

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JUAN PABLO GARCIA and wife, GRACIE GARCIA of Victoria County, Texas, dated September 30, 1999, and duly recorded as Instrument No. Volume 199912876, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, August 7, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

All of that certain strip, parcel or tract of land out of the Northwest corner of Lot 4, Block 161 of Main Town of the City of Victoria, Victoria County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes;

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

NOTICE


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

Executed this 27<sup>th</sup> day of June, 2018.

FILED

2018 JUL 11 A 8:59

DG  
*Pauci Ashley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

# EXHIBIT A

## METES AND BOUNDS DESCRIPTION

for  
a Portion of Lot 4, Blk 161  
Main Town of the City of Victoria, TX

THE STATE OF TEXAS }  
COUNTY OF VICTORIA }



ALL of that certain strip, parcel or tract of land out of the Northwest corner of Lot 4, Block 161 of Main Town of the City of Victoria, Victoria County, Texas, and being a portion of the North two thirds (2/3) of Lot 4, Block 161 of that certain tract conveyed to Coy Houchin Ponish and wife, Theresa Ponish, by deed dated April 16, 1947, and recorded in Volume 215, Page 608 of the Deed Records of Victoria County, Texas, same being a portion of Tract I in those certain tracts of land conveyed to Edward Keith Ponish by Jerry F. Hignite and wife, Mary Hignite, by deed dated May 12, 1992, and recorded in Volume 0015, Page 827 of the Official Records of the County of Victoria, Texas, and the herein described tract being more fully described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set in the Southwesterly right-of-way line of Commercial Street (right-of-way width 55.6 feet), said iron rod bears North 70 degrees 00 minutes 00 seconds West a distance of 98.10 feet from East corner of Lot 4, Block 161 of Main Town, said POINT OF BEGINNING being the North corner of that certain 0.209-acre tract conveyed to Stephen M. and Cynthia A. Alkek by deed dated June 15, 1983, and recorded in Volume 1202, Page 752 of the Deed Records of Victoria County, Texas; said PLACE OF BEGINNING being the East corner of the herein described tract of land;

THENCE South 20 degrees 06 minutes 00 seconds West a distance of 94.40 feet along the common line between the above mentioned 0.209-acre tract presently owned by Stephen M. Alkek and the herein described tract to a 5/8-inch iron rod set for the South corner of the herein described tract, said iron rod being set in the Northeastly line of that certain tract conveyed to A.C. Frankson and wife, Marie Frankson by Edward Keith Ponish by deed dated August 21, 1992, and recorded in Volume 0023, Page 597 of the Official Records of Victoria County, Texas;

THENCE North 70 degrees 00 minutes 00 seconds West a distance of 42.45 feet along a line between the A. C. Frankson, et ux, tract and the herein described tract to a 5/8-inch iron rod set in the common line between Lots 3 and 4, Block 161 of Main Town of the City of Victoria, said iron rod being the North corner of the above mentioned A.C. Frankson, et ux, tract, and the West corner of the herein described tract;

THENCE North 20 degrees 06 minutes 00 seconds East a distance of 94.40 feet along the common line between Lots 3 and 4, Block 161 of Main Town to a 5/8-inch iron rod set in the Southwesterly right-of-way line of Commercial Street for the North corner of the herein described tract:

THENCE South 70 degrees 00 minutes 00 seconds East a distance of 42.45 feet along the Southwesterly right-of-way line of Commercial Street, same being the Northeastly line of Lot 4, Block 161 to the PLACE OF BEGINNING; said tract being a rectangularly shaped Lot with a width of 42.45 feet of frontage on Commercial Street and a depth of 94.40 feet.

THERE IS IN ADDITION TO THE above described 42.45 foot by 94.40 foot Lot, a seventeen (17) foot driveway easement shown on that certain plat recorded in Volume 1202, Page 756 of the Deed Records of Victoria County, Texas, and more particularly described in that certain Easement Agreement between Jerry F. Hignite and wife, Mary Hignite and Stephen M. Alkek and wife, Cynthia A. Alkek, dated June 13, 1983, and recorded in Volume 1202, Pages 753 through 757 of the Deed Records of Victoria County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by ALEX NOEPALMA of Victoria County, Texas, dated March 9, 2017, and duly recorded as Instrument No. 201702893, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, August 7, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

TRACT I: BEING Lot Number 1, in Block Number 120, of NORTH HEIGHTS ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 59, Page 294 of the Deed Records of Victoria County, Texas.

TRACT II: BEING a 14.64 acre tract of land situated in the T & N O Railroad Company Survey No. 9, Abstract 362, Victoria County, Texas, and described by metes and bounds description on Exhibit "A" attached hereto and incorporated herein by reference for all purposes;

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

NOTICE

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

Executed this 10<sup>th</sup> day of July, 2018.

FILED

2018 JUL 11 A 9 04

*DG*  
*Dici Coley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



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



# EXHIBIT A

## LEGAL DESCRIPTION 14.64 ACRES

THE STATE OF TEXAS }  
THE COUNTY OF VICTORIA }

BEING a 14.64 acre tract of land situated in the T. & N.O. Railroad Company Survey No. 9, Abstract 362, Victoria County, Texas, and being all of a called 14.6272 acre tract of land, described in a Warranty Deed dated February 4, 1980 from J.E. McClanahan, Jr., and wife, Carrie M. McClanahan, and Raimo E. Jones and wife, Billie R. Jones and Eunice Jaschke, to H. E. Meyer, recorded in Volume 1050, Page 147 of the Deed Records of Victoria County, Texas, said 14.64 acre tract of land being described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch steel rod with yellow and black barricade tape in the northwest right-of-way line of Brownson Road, and at the south corner of a called 2.41 acre tract of land described to Margarita Sosa, recorded in Volume 76, Page 188 of the Official Records of said County, and at a southeast corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with the northwest right-of-way line of said Brownson Road, *South 54°59'00" West*, for a distance of *370.00 feet* to a point at the east corner of a called 4.00 acre tract of land described to Joseph E. Black and Lois L. Black, co-trustees, recorded in Instrument Number 200504719 of the Official Records of said County, and at the south corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with the northeast line of said called 4.00 acre tract, *North 35°27'00" West*, at a distance of *440.75 feet passing* an existing 5/8 inch steel rod at the north corner of said called 4.00 acre tract, and at the east corner of a called 2.8639 acre tract of land described to Rolando Padron and wife, Martha Padron, recorded in Volume 340, Page 809 of the Official Records of said County, continuing for an *overall distance of 1208.91 feet* to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the northeast right-of-way line of Sunrise Lane, and at a south corner of a called 20.00 acre tract of land described to Harold Hans, recorded in Volume 1383, Page 234 of the Deed Records of said County, and at the west corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with a southeast line of said called 20.00 acre tract, *North 54°59'00" East*, at a distance of *348.80 feet passing* an existing 5/8 inch steel rod at the north corner of a called 2.812 acre tower easement described to Southwestern Bell Telephone Company, recorded in Volume 690, Page 234 of the Deed Records of said County, continuing for an *overall distance of 698.80 feet* to an existing 5/8 inch steel rod at an interior corner of said called 20.00 acre tract, and at the north corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with a southwest line of said called 20.00 acre tract, *South 35°35'46" East*, for a distance of *466.40 feet* to an existing 5/8 inch steel rod in the northwest line of a called 3.00 acre tract of land described to John P. Williams and wife, Jacqueline K. Williams, recorded in Volume 1388, Page 130 of the Deed Records of said County, and at an east corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with the northwest line of said called 3.00 acre tract, *South 54°59'00" West*, for a distance of *97.56 feet* to an existing 5/8 inch steel rod at the west corner of said called 3.00 acre tract, and at an interior corner of said called 14.6272 acre tract and the herein described tract;


THENCE, with the southwest line of said called 3.00 acre tract, *South 35°12'00" East*, for a distance of *158.48 feet* to an existing 5/8 inch steel rod at the north corner of the aforementioned called 2.41 acre tract, and at an east corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with the northwest line of said called 2.41 acre tract, *South 55°16'16" West*, for a distance of *231.75 feet* to an existing 5/8 inch steel rod at the west corner of a called 0.68 acre tract of land described to Vernon Cates, recorded in Volume 1577, Page 688 of the Deed Records of said County, and at an interior corner of said called 14.6272 acre tract and the herein described tract;

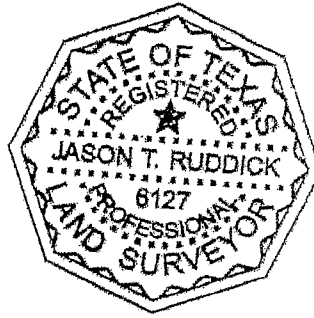
THENCE, with the southwest line of said called 0.68 acre tract, *South 35°27'00" East, (Basis of Bearings)* for a distance of *585.20 feet* to THE POINT OF BEGINNING CONTAINING, within these metes and bounds **14.64 acres** more or less;

Bearings are based on Volume 1050, Page 147 of the Deed Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in December 2013.

  
\_\_\_\_\_  
Republic Engineering and Land Surveying  
By: Jason T. Ruddick  
Registered Professional Land Surveyor  
Texas No. 6127  
R13092

12/14/13



FILED

FILE No. 9474  
County Clerk, Victoria County, Texas

2018 JUL 13 A 10:01

NOTICE OF TRUSTEE'S SALE

*DG*  
*Deidi Crady*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF VICTORIA §

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

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

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

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

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

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

Therefore, I, ERIC HIRD, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **August, 2018 (August 7, 2018)**, at the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, in Victoria County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court, which has been designated as the general

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

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

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

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

Witness my hand this 27<sup>th</sup> day of JUNE, 2018.

*[Handwritten signature of Eric Hird]*

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

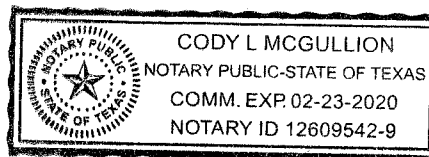
STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this 27<sup>th</sup> day of JUNE, 2018 by ERIC HIRD.

*Cody L McGullion*  
Notary Public for the State of Texas



## EXHIBIT 'A'

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

### Tract One:

Being 28,735,40 square Feet out of Lots No. Three (3) and Four (4), in Block No. Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and pint of said Addition of record in Volume 1, Page 29, of the Map and flat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

### Exhibit A:

BEING a 28,735.4 square foot tract of land and being a portion of Lots Three (3) and Four (4), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1 Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Eldor Distributing, Inc. to Lynn Mutschler according to Instrument #201107654 of the Official Records of said County, said 28,735.4 square foot tract of land being mme 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 fret to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tact herein described, is, the east line of the Southern Pacific Railroad;

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

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

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

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

**Tract Two:**

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

**Exhibit B:**

BEING a 5867.6 square foot tract of land and being a portion of Lot Two (2), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Elder Distributing, Inc. to Lynn Mutschler according to Instrument # 201107654 of the Official Records of said County, said 5867.6 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Guadalupe St (55.6' R.O.W.) and the east right-of-way line of N. Main St (R.O.W. varies), at the northwest corner of the tract herein described;

THENCE, North 85 deg. 27' 00" East (N 85° E, record), along the said Guadalupe St right-of-way line, a distance of 73.84 feet to a 5/8 inch diameter steel rebar set to mark the northeast corner of the tract herein described in the west right-of-way line of Southern Pacific Railroad;

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

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

THENCE, North 04 deg. 33' 00" West (N 5° W, record), along said right-of-way line, a distance of 78.44 feet (78', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5867.6 square foot tract of land, more or less.

**Tract Three:**

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

**Exhibit C**

**BEING** a 5003.3 square foot tract of land and being a portion of Lot Number Three (3), Block Number Seventeen (17) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29, of the Plat Records of said County, and further being that same tract of land described as 4993 square feet as conveyed by Southern Pacific Transportation Company to Rodney A. Mutschler according to instrument recorded in Volume 96, Page 215 of the Official Records of said County, said 5003.3 square foot tract of land being more fully described by metes and bounds as follows:

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

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

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

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

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

**A.P.N. 35100-019-0300**

2106 E WALNUT AVE.  
VICTORIA, TX 77901

FILE No. 9476  
County Clerk, Victoria County, Texas

0000006864011

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: August 07, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 27, 2014 and recorded in Document CLERK'S FILE NO. 201407338 real property records of VICTORIA County, Texas, with LARRY J. DARBONNE AND SARAH R. DARBONNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY J. DARBONNE AND SARAH R. DARBONNE, securing the payment of the indebtednesses in the original principal amount of \$117,716.00, 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



JO WOOLSEY, W.D. LAREW, LESLIE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

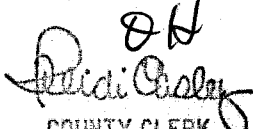
Certificate of Posting

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

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

FILED

2018 JUL 16 P 4: 41

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000006864011



0000006864011

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER TEN (10), IN BLOCK NUMBER ONE (1), OF AIRLINE TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 1, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000006864011

2018 JUL 17 P 1:53

C&S No. 44-17-0715 / VA / No / FILE NOS  
LoanCare, LLC

*Pearl Bailey* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

### NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: March 16, 2015

Grantor(s): Joshua P. Cook and Jamie Marie Cook

Original Trustee: William Farrar

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Flagship Financial Group, LLC, its successors and assigns.

Recording Information: Clerk's File No. 201503036, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Mid America Mortgage, Inc

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

**Legal Description:**

BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER NINE (9), OF TERRA VISTA SUBDIVISION PHASE IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 39 A&B, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: 08/07/2018 Earliest Time Sale Will Begin: 11:00 AM

### APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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



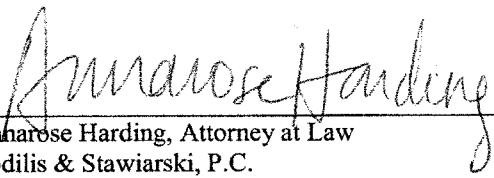
4664008

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

Executed on this the 12th day of July, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
\_\_\_\_\_  
Annarose Harding, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name: \_\_\_\_\_

C&S No. 44-17-0715 / VA / No  
LoanCare, LLC