

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: November 06, 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, 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 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 AUG 27 P 12: 24

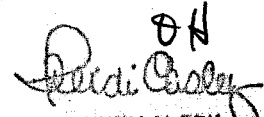

COUNTY CLERK
VICTORIA COUNTY, TEXAS



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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/08/1998
Grantor(s): CALVIN MCMULLEN AND LILLIAN MCMULLEN, HUSBAND AND WIFE
Original Mortgagee: NORWEST MORTGAGE, INC.,
Original Principal: \$42,893.00
Recording Information: Book 0340 Page 194 Instrument 7268
Property County: Victoria
Property: BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER TWO (2) OF RED RIVER HEIGHTS 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 20 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 3007 CEDAR STREET, 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: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of November, 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): Jo Woolsey, 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, Jodi Steen, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, 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, Jodi Steen, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

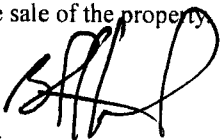
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

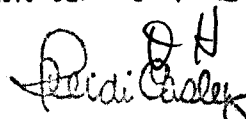
Very truly yours,

Bonial & Associates, P.C.



FILED

2018 SEP -6 P 12:14


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: November 06, 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 December 10, 2012 and recorded in Document CLERK'S FILE NO. 201214318 real property records of VICTORIA County, Texas, with VERN NELS STERRY, JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VERN NELS STERRY, JR, securing the payment of the indebtednesses in the original principal amount of \$119,790.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST 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. SUNTRUST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST BANK
1001 SEMMES AVENUE MAIL CODE RVW 3014
RICHMOND, VA 23224



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 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.

FILED

2018 SEP 10 P 3 24


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Declarants Name: _____

Date: _____



EXHIBIT "A"

BEING THE SOUTH EIGHTY FEET (S 80') OF LOT NUMBER TEN (10), IN BLOCK NUMBER SIX (6), OF BRENTWOOD MANOR, AN ADDITION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS. ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN VOLUME 3, PAGE 83. PLAT RECORDS, VICTORIA COUNTY, TEXAS.



NOS0000007823016

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/11/2011
Grantor(s): RONNIE LAFOSSE AND WIFE, TOWNSEND P. ROBERTS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$105,262.00
Recording Information: Instrument 201111489
Property County: Victoria
Property: BEING LOT NUMBER SIX (6), IN BLOCK NUMBER NINE (9), OF BRENTWOOD MANOR, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 83 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSE.
Reported Address: 111 DOVER, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of November, 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): Jo Woolsey, 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, Jodi Steen, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, 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, Jodi Steen, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

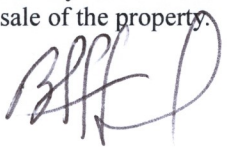
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,

Bonial & Associates, P.C.



FILED

2010 SEP 13 P 2:44

DG
Deirdre Craley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: July 29, 2004
Amount: \$72,150.00
Grantor(s): ATANACIO TREVINO and MELANIE TREVINO

Original Mortgagee: FIRST PREFERENCE MORTGAGE CORP.
Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, MS 100, O'Fallon, MO 63368

Recording Information: Document No. 200410605

Legal Description: BEING LOT NUMBER THIRTY-EIGHT (38), IN BLOCK NUMBER THIRTEEN (13), OF PRIMROSE PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: November 6, 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, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI STEEN OR JAMIE STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

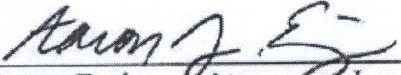
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member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

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

FILED

2018 SEP 13 P 2:45

DG
Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-004068



JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD
MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,
BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND
PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM
HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI
HAMMONDS, SANDRA MENDOZA, JODI STEEN OR JAMIE
STEEN
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED

2018 SEP 27 P 1:04

Ricci Casley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: December 31, 2003
Amount: \$30,892.66
Grantor(s): RICARDO MARES, JR. and VALERIE MARES

Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 200400094

Legal Description: BEING LOT 11, AND THE E-1/2 OF LOT 12, IN BLOCK "G", OF BOULEVARD 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 46, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on February 2, 2018 under Cause No. 17-12-82008-D in the 377th Judicial District Court of VICTORIA County, Texas
Date of Sale: November 6, 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, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI STEEN OR JAMIE STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

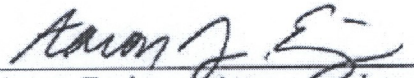
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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


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

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

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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-004588


JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD
MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,
BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND
PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM
HINSHAW, BENJAMIN GRIESINGER, ROB FRISCH, VICKI
HAMMONDS, SANDRA MENDOZA, JODI STEEN OR JAMIE
STEEN
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF SUBSTITUE TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:**

Being Lot No. Fifteen (15), in Block No. Six (6) of the Stubblefield Addition, an addition to the City of Victoria, Victoria County, Texas; said lot being more particularly described by metes and bounds on 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: November 6, 2018

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 Street, Victoria, Texas 77901 on the east 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 8/16/2013, executed by Lydia R. Hendrick to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201310136 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

Date: August 16, 2013

Recording Information: Instrument Number 201310136 of the Official Public Records of Victoria County, Texas. Said note was assumed from Charles Robinson and Carol Robinson to Lydia R. Hendrick August 16, 2013 recorded in Instrument Number 201310136 of the Official Public Records of Victoria County, Texas.

Obligor/Current Owner of Record: Lydia R. Hendrick

Property Description: *The property to be sold is described as follows: Being Lot No. Fifteen (15), in Block No. Six (6) of the Stubblefield Addition, an addition to the City of Victoria, Victoria County, Texas; said lot being more particularly described by metes and bounds on 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 October 3, 2018.

FILED

2018 OCT -3 A 9:38

ON
Deirdre Bailey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Kelly

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

EXHIBIT A

Lot No Fifteen (15) in Block No Six (6) of the STUBBLEFIELD Addition of the City of Victoria, Victoria County, Texas.

A certain building lot fronting Fifty (50) feet on Alma Street in the City of Victoria, in Victoria County, Texas, and extending back between parallel lines for a distance of One Hundred Twenty (120) feet, and being a part of Farm Lot No. Three (3), in Block No. One (1), in Range No. Three (3), East Above the Town of Victoria on the Four League Grant to the Corporation of the Town of Victoria, in Victoria County, Texas, and thus described by metes and bounds:

BEGINNING at a stake in the South line of Alma Street, which stake is North 70 deg. West 220 feet from the intersection of Calhoun Street as extended and said Alma Street, in said City of Victoria, in Victoria County, Texas;

THENCE in a Southerly direction at right angles to Alma Street 120 feet to corner in the North line of a certain lot conveyed to Mrs. Hettie G. Daniel by C.E. Stubblefield;

THENCE in a Westerly direction at right angles to the last mentioned course 50 feet to stake for corner in the North line of property owned by G.L. Dixon;

THENCE in a Northerly direction at right angles to the last mentioned course 120 feet to a stake for corner in the South line of Alma Street;

THENCE in an Easterly direction along Alma Street 50 feet to the place of BEGINNING.

462 Hedges , Bloomington, TX 77951

18-025348

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: 11/06/2018

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 03/28/2005 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number 200504921 with Frank Licerio (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Frank Licerio, securing the payment of the indebtedness in the original amount of \$35,020.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBERS TWENTY-SIX (26), TWENTY-SEVEN (27) AND TWENTY-EIGHT (28), IN BLOCK NUMBER ONE (1) OF BUNDICK ADDITION TO THE TOWNSITE OF BLOOMINGTON, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 60, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

FILED

2018 OCT 11 A 10:29


DG
Deirdre Orsley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



4672525

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1, as Mortgage Servicer, is representing the current Mortgagee whose address is:

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

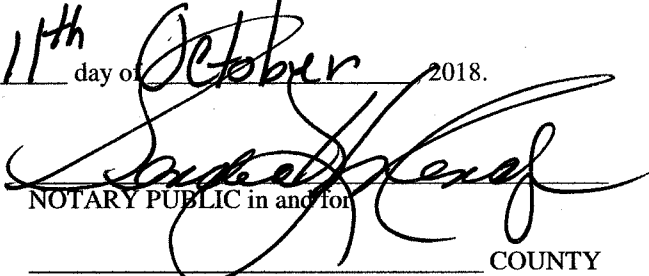


SUBSTITUTE TRUSTEE
Leslye Evans, Jo Woolsey, W.D. Larew, Vicki
Hammonds, Arnold Mendoza
1320 Greenway Drive, Suite 300
Irving, TX 75038

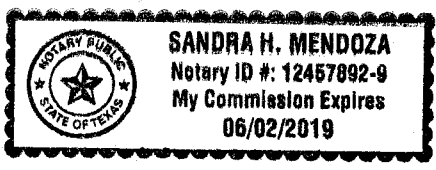
STATE OF TEXAS
COUNTY OF WUECES

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 11th day of October 2018.



NOTARY PUBLIC in and for _____ 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

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: November 06, 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.

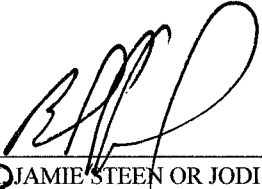
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 04, 2007 and recorded in Document CLERK'S FILE NO. 200708500 real property records of VICTORIA County, Texas, with ADAN MARTINEZ JR. AND MICHELE MARTINEZ WATA ADAN MARTINEZ AND MICHELLE MARTINEZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADAN MARTINEZ JR. AND MICHELE MARTINEZ WATA ADAN MARTINEZ AND MICHELLE MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$59,878.00, 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, BOB FRISCH, JAMIE STEEN OR JODI STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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 OCT 15 A 11:49

 DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN VICTORIA COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT 14, BLOCK 2, MESQUITWOOD ESTATES, SECTION 1, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD AT VOLUME 6, PAGE 34, MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS, SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, CONVANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD, IF ANY.



NOS00000007605884

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: November 06, 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.

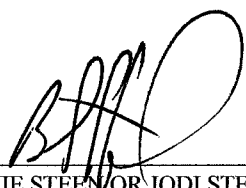
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 10, 2016 and recorded in Document CLERK'S FILE NO. 201601528 real property records of VICTORIA County, Texas, with ROBERT J JENNINGS AND JOANN JENNINGS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT J JENNINGS AND JOANN JENNINGS, securing the payment of the indebtednesses in the original principal amount of \$128,050.00, 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 BOB FRISCH JAMIE STEEN OR JODI STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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 OCT 15 A 11: 52

 DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

TRACT I

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER NINE (9), OF FLEETWOOD SUBDIVISION SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 170 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

TRACT II

AN EASEMENT FOR PURPOSES OF YARD AND OUTDOOR LIVING USE IN, ON AND OVER A PORTION OF THE ADJOINING LOT NUMBER EIGHT (8), IN BLOCK NUMBER NINE (9), OF THE ABOVE, DESCRIBED ADDITION, FOR THE BENEFIT OF AN EASEMENT APPURTENANT TO THE HEREIN CONVEYED LOT NUMBER NINE (9), IN BLOCK NUMBER NINE (9). THE OWNER OF SAID ADJOINING LOT NUMBER EIGHT (8) SHALL ALSO HAVE THE RIGHT TO USE SAID EASEMENT AREA, BUT ONLY FOR DRAINAGE AND MAINTAINING, REPAIRING AND REBUILDING THE WALL OF THE RESIDENCE AND GARAGE FACING SAID EASEMENT AREA. THIS EASEMENT IS RESTRICTED IN THAT NO FIRE MAY BE BUILT, NOR BURNING BE ALLOWED UPON THIS EASEMENT AREA; SAID EASEMENT AREA BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 8, BLOCK 9, FLEETWOOD SUBDIVISION, SECTION III, AS RECORDED MAY 27,1982, IN VOLUME 6, PAGE 170 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS;

THENCE SOUTH 45°33'30" EAST ALONG THE SOUTHEASTERLY BOUNDARY OF SUZANNE LANE FOR A DISTANCE OF 4.9 FEET TO A POINT;

THENCE SOUTH 44°26'30" WEST A DISTANCE OF 107.20 FEET TO A POINT;

THENCE NORTH 45°33'30" WEST A DISTANCE OF 4.9 FEET TO A POINT;

THENCE NORTH 44°26'30" EAST A DISTANCE OF 107.20 FEET TO THE PLACE OF BEGINNING.



404 ANGUS STREET, VICTORIA, TX, 77904
10605.0049

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

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

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jo Woolsey, 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, Jodi Steen, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

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

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 06, 2018 between the hours of 11:00am -2:00pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

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

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 08/05/2005 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 200511273 in the real property records of Victoria County Texas, with THOMAS YAWS AND WIFE, MISTY YAWS as Grantor(s) and Mortgage America, Inc. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by THOMAS YAWS AND WIFE, MISTY YAWS securing the payment of the indebtedness in the original principal amount of \$20,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by THOMAS YAWS. Aspen Group Properties LLC as Trustee for Aspen G Revocable Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE:

Aspen Group Properties LLC as Trustee for Aspen G Revocable Trust is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Aspen Group Properties LLC as Trustee for Aspen G Revocable Trust's address is:

Aspen Group Properties LLC as Trustee for Aspen G Revocable Trust
c/o FCI Lender Services Inc.
PO Box 27370
Anaheim, CA 92809

FILED

2018 OCT 15 A 11:58

DA
Pandi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: BEING ALL OF LOT NO. FORTY TWO (42), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES SECTION 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 54, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 404 ANGUS STREET, VICTORIA, TX 77904

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

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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

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

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

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


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

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

Signed on the 27 day of September, 2018

Respectfully,

JACK O'BOYLE & ASSOCIATES



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

✓ Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris S. Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

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

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

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: SEPTEMBER 26, 2018

NOTE: Note described as follows:

Date: JUNE 24, 2015
Maker: GKM HOLDINGS, INC.
Payee: PLAINSCAPITAL BANK
Original Principal
Amount: \$289,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: JUNE 24, 2015
Grantor: GKM HOLDINGS, INC.
Trustee: DARRELL G. ADAMS
Beneficiary: PLAINSCAPITAL BANK
Recorded: Instrument No. 201506939, Real Property Records, VICTORIA County, Texas

LENDER: PLAINSCAPITAL BANK

BORROWER: GKM HOLDINGS, INC.

FILED

2018 OCT 15 P 12:00

DH
Darrell G. Adams
COUNTY CLERK
VICTORIA COUNTY, TEXAS

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VICTORIA COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: JO WOOLSEY, BOB FRISCH, JODI STEEN, JAMIE STEEN

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

NOVEMBER 6, 2018, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In VICTORIA County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title

described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JUNE 24, 2015
Grantor: GKM HOLDINGS, INC.
Trustee: DARRELL G. ADAMS
Beneficiary: PLAINSCAPITAL BANK
Recorded: Instrument No. 201506939, Real Property Records, VICTORIA County, Texas

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VICTORIA COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.*

SUBSTITUTE TRUSTEE: JO WOOLSEY, BOB FRISCH, JODI STEEN, JAMIE STEEN

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of SEPTEMBER 26, 2018**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

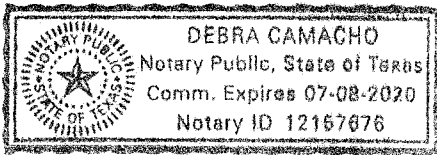
By: _____

Name: Michael P. Menton, Attorney for
PLAINSCAPITAL BANK

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on SEPTEMBER 26, 2018.



Debra Camacho
Notary Public, State of Texas

Notice of Sale executed by:

Name: Bob Frisch

Substitute Trustee

Exhibit "A"

BEING Lot Number Six (6), of MOCKINGBIRD SQUARE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, at Page 278 of the Plat Records of Victoria County, Texas to which reference is heremade for descriptive purposes.

..This document was filed by ..
and returned to:
Crossroads Abstract
and
Title Co.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Heidi Casley

Heidi Casley, County Clerk
Victoria County Texas

June 26, 2015 03:49:19 PM

DHYAK

FEE: \$38.00
D/T

201506939

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.

THE STATE OF TEXAS)

COUNTY OF VICTORIA)

Notice is hereby given that whereas, on May 11, 1992, Floria A. Jones, executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 0013, Page 625, Official Records, and re-filed and recorded in Volume 0016, Page 893, Official Records, Victoria County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

July 26, 2018, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the area in front of the east door of the Courthouse building, located at 115 North Bridge Street in Victoria, Victoria County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of November 2018, being the 6th day of November, the following land located in said county and more particularly described as follows:

Being all of Lot No. 1 in Block No. Thirty-Eight (38) of the Townsite of Bloomington, Victoria County, Texas as shown by map and plat recorded in Volume 58, Pages 221-222 of the Deed Records of Victoria County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Visible and apparent easements or rights-of-way on or across the property which would be revealed by a properly conducted on the ground survey not of record.

3. Reservation and/or conveyance of all oil gas and other minerals by predecessors in title.
4. The rights of Victoria County Water District No. 1 to levy taxes and issue bonds.
5. Unpaid ad valorem taxes.

EXECUTED this 17 day of September, 2018.

Megan Morris
 Megan Morris
 Substitute Trustee
 700 North Wells, Suite 204
 Edna, Texas 77957
 (361) 782-7151 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)
 COUNTY OF VICTORIA)

This instrument was acknowledged before me on September 17,
 2018, by Megan Morris, as Substitute Trustee.



Odilia MacWilliams
 Notary Public, State of Texas

FILED

2018 OCT 15 P 12: 25

Deirdre Coley
 COUNTY CLERK
 VICTORIA COUNTY, TEXAS

SUBSTITUTE TRUSTEE'S NOTICE OF 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.

Note: Retail Installment Contract
Date: May 23, 1998
Original Creditor: Jim Walter Homes, Inc.
Debtor: Miguel D. & Modesta P. Navarro
Current Holder: U. S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust VII, by Ditech Financial LLC, as servicer with delegated authority

Security Instrument:

Mechanic's Lien Contract with Power of Sale
Date: May 23, 1998
Grantor: Miguel D. & Modesta P. Navarro
Trustee: Ron Achille
Recording Information: Volume 0348 at pages 429 et seq. recorded in the Official Records of Victoria County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Security Instrument and as more particularly described in **Exhibit "A"** attached hereto (setting forth therein the legal description of the property as contained in or attached to the above Security Instrument) (referred to in this Notice of Sale as the "Property").

Current Holder: U. S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust VII, by Ditech Financial LLC, as servicer with delegated authority

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 2100 E. Elliot Road, T-314, Tempe, Arizona 85284, by virtue of a servicing agreement with Current Holder.

Attorney for Mortgage Servicer Authorized to

Appoint Substitute Trustees: Kenneth M. Culbreth, Jr.

Appointment of Substitute Trustees:

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

FILED

2010 OCT 15 P 2:12

Deirdre Colby DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the Mortgage Servicer has named and appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustees, each to act individually (the "Substitute Trustee") under and by virtue of the Security Instrument.

Foreclosure Sale:

County: Victoria, Texas

Date of Sale (first Tuesday of month): November 6, 2018

Time of Sale: The sale of the Property will begin no earlier than 10:00 o'clock A.M. and no later than three (3) hours thereafter

Place of Sale: The sale of the Property will be held at the county courthouse in Victoria County, Texas (located at 115 North Bridge Street, Victoria, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Victoria County Commissioners' Court as follows: Area in front of east door of courthouse facing North Bridge Street.

Type of Sale: The sale of the Property is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument.

Terms of Sale: The sale of the Property will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instrument permitting the Holder to have the bid credited against the indebtedness secured by the Security Instrument at the time of the sale.

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

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

Pursuant to the Security Instrument, the Holder has the right to direct the Substitute 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 Security Instrument.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Default and Notice: Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Debtor and any and all other necessary parties with regard to the defaulted indebtedness. Mortgage Servicer has requested the undersigned, Substitute Trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument. Mortgage Servicer is representing Mid-State Trust VII under a Servicing Agreement.

Dated: October 10, 2018

By: _____

Kenneth M. Culbreth, Jr., as
Attorney for Mortgage Servicer

By: _____

Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 612
Corpus Christi, Texas 78401-0341
(361) 760-3333 Telephone
(361) 760-3339 Telecopier

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 1.3 ACRE TRACT MORE OR LESS OUT OF A 3.88 ACRE TRACT DESCRIBED IN A GIFT DEED TO DANIEL P. NAVARRO DATED 1/25/96 AND RECORDED 1/30/96 IN VOL 204 PAGE 259 OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS:

SAID 3.88 ACRE TRACT BEING A PART OF A 7.768 ACRE TRACT CONVEYED TO MIGUEL NAVARRO ET UX IN VOL 1435 PAGE 845 DEED RECORDS VICTORIA COUNTY TEXAS; AND BEING SITUATED PARTIALLY IN THE RAFAEL MANCHOLA SURVEY A-87; AND PARTIALLY IN THE MANUEL ZEPEDA SURVEY, A-128 IN VICTORIA COUNTY TEXAS; SAID 1.3 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE N.E. LINE OF SAID 7.768 ACRE TRACT AND ALSO IN THE N.E. LINE OF SAID 3.88 ACRE TRACT LOCATED N 33DEG 37' W, AT 304.06 PASS THE SOUTH CORNER SAID 3.88 ACRE TRACT AND IN ALL 574.46 FT FROM THE SOUTH CORNER OF SAID 7.768 ACRE TRACT TO THE P.O.B FOR THIS CALLED 1.3 ACRE TRACT.

THENCE: S 76 DEG W, 381.5 FT MORE OR LESS TO 5/8" I.R. FD IN THE SW LINE OF SAID 3.88 AC TR AND THE NE ROW OF VILLAGE LANE (60' ROW)

THENCE: IN A N.E. DIRECTION WITH THE N.E. R.O.W. OF SAID VILLAGE LANE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 160.0 FT (CHORD BEARING NO 2DEG 01' 17" W, A DISTANCE OF 157.47 FT) AND A N ARC DISTANCE OF 164.64 FT TO 5/8" I.R. FD AT PT OF TANGENCY OF SAID CURVE;

THENCE N 27DEG 27' 25" W, CONTINUING WITH SAID LINES 73.55 FT TO 5/8" I.R. FD. FOR THE W. CORNER OF SAID 3.88 ACRE TRACT AND THE S CORNER OF LOT 20, BLOCK 2, VILLAGE TRAILS SUB. NO. 1;

THENCE: N 62DEG 32' 35" E, WITH THE NW LINE OF SAID 3.88 ACRE TRACT AND THE S.E. LINE OF SAID LOT 20, 285.67 FT TO 5/8" I.R. FD FOR THE N. CORNER OF SAID 3.88 ACRE TRACT AND THE E. CORNER OF SAID LOT 20:

THENCE S 33DEG 37' E WITH THE N.E. LINE OF SAID 3.88 ACRE TRACT, 200 FT TO THE P.O.B. AND CONTAINING 1.3 ACRE MORE OR LESS.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Patsy Anderson
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Russell Slaton
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Marilyn Cummings
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Jan Reagan
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

FILED

2006 E Loma Vista Ave, Victoria, TX, 77901
10200.0106

2010 OCT 16 P 12: 27

DH
Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jo Woolsey, 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, Jodi Steen, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

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

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 06, 2018 between the hours of 11:00am -2:00pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

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

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 03/27/2013 and recorded under Volume, Page or Clerk's File No. Instrument No. 20130365 in the real property records of Victoria County Texas, with MATTHEW HAHN as Grantor(s) and Vantage Point Bank, a Pennsylvania Chartered Bank as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by MATTHEW HAHN securing the payment of the indebtedness in the original principal amount of \$103,490.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by MATTHEW HAHN. Home Point Financial Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Home Point Financial Corporation is acting as the Mortgage Servicer for Home Point Financial Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Home Point Financial Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Home Point Financial Corporation
c/o Home Point Financial Corporation



11511 Luna Road, Suite 200, Farmers Branch, TX 75234

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

BEING LOT NUMBER ONE (1), IN BLOCK NUMBER (1), OF NORTH BON-AIRE SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES. (the "Property")

**REPORTED PROPERTY
ADDRESS:**

2006 E Loma Vista Ave, Victoria, TX 77901

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

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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

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

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

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

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

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

Signed on the 3 day of October, 2014

Respectfully,

JACK O'BOYLE & ASSOCIATES



Jack O'Boyle | SBN: 15165300
jack@jackobovle.com

Travis H. Gray | SBN: 24044965
travis@jackobovle.com

Chris S. Ferguson | SBN: 24069714
chris@jackobovle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

FILE No. 9540
County Clerk, Victoria County, Texas

FILED

RECORDING REQUESTED BY:

2018 OCT 16 P 12:29

WHEN RECORDED MAIL TO:

Debra Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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, Vanessa
McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000078-17-1S

APN R41421

TO No 170274147-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 11, 2013, WILLIE J BROWN AND MARY BROWN, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHRIS PEIRSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$128,162.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on June 24, 2013 as Document No. 201307581 in Victoria County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R41421

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, Vanessa McHaney** 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 **FREEDOM MORTGAGE CORPORATION**, 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.




4663559

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 6, 2018** at **11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Victoria County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 10 day of July 2018.


By: 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, Vanessa McHaney
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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

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

TS No TX06000078-17-1S

APN R41421

TO No 170274147-TX-RWI

EXHIBIT "A"

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER FOUR (4), OF BROWNSON TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 54 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Our File Number: 18-10443
Name: ANTHONY HUNT, A SINGLE MAN

FILE No. 9541
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 28, 2014, ANTHONY HUNT, A SINGLE MAN, 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 TEXASLENDING.COM, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201402203, 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, NOVEMBER 6, 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 FOUR (4), IN BLOCK NUMBER (8), OF TERRA VISTA SUBDIVISION PHASE III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 54 C&D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

Property Address: 120 COBBLE STONE COURT
VICTORIA, TX 77904

Mortgage Servicer: LOANCARE, LLC

Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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 16 day of October, 2018.

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

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED

2018 OCT 16 P 12:32

Leslye Evans
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

FILE No. 9542
County Clerk, Victoria County, Texas

Date: October 11, 2018

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 1/26/2018, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/26/2018, executed by Chastity Quada and Sherri Tims to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201801099 of the Official Public Records of Victoria County, Texas

Property: Tract 69, 5.069 acre tract of land in the A. E. Noble Survey A-380, Day Land and Cattle Company Survey, A-477 and Indianola Railroad Company Survey No. 5, A-189, in Victoria County, Texas

Date of Sale (first Tuesday of month): November 6, 2018

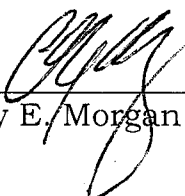
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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



Clay E. Morgan

FILED

2010 OCT 16 P 2:07

JA
Paidi Orsley

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 9543
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

Date: October 16 2018

DEED OF TRUST:

Date: October 14, 2015

Grantor: Mark Tamez and Denise Tamez

Trustee: Jennifer Mata

Trustee's Mailing Address: 2608 N. Laurent, Victoria, Texas 77901

Beneficiary: James A. Wayne

County Where Property Is Located: Victoria County, Texas

Recording Information: Instrument No. 201511410, in the Official Public Records of Victoria County, Texas

Property Description: Being Lot No. One (1), in Block No. One (1), of Roberto's 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 7, Page 69(D), of the Map and Plat Records of Victoria County, Texas also being a tract or parcel of land containing 0.5146 acres, more or less, situated in and a part of the Farm Lot Four (4) in Block Four (4) in Range Two (2) East Above Town in the Original Four League Grant to the Town of Victoria Survey, in 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.

NOTE:

Date: October 14, 2015

Amount: \$130,625.00

Debtor: Mark Tamez and Denise Tamez

Holder: James A. Wayne

Date of Sale of Property (first Tuesday of month): Tuesday, November 6, 2018

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Victoria County Commissioners Court as the official location for real property foreclosure sales.

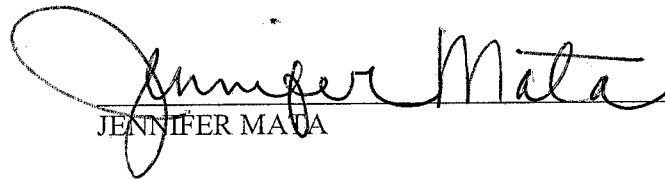
FILED

2018 OCT 16 P 3:05

JH
Deirdre Cosby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

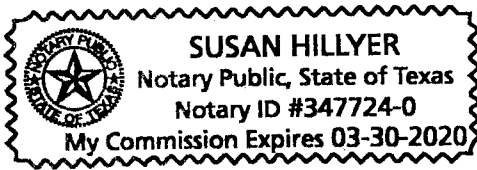
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.


JENNIFER MATA

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 16th day of October, 2018, by JENNIFER MATA.


Notary Public, State of Texas



100359.2
1068933_1.docx

After recording, return to:

Jennifer Mata
2608 N. Laurent
Victoria, Texas 77901

EXHIBIT "A"

A tract or parcel of land containing 22,415 square feet or 0.5146 of an acre situated in and a part of Lot 4 in Block 4, Range 2, East Above Town, in the Original Four League Grant to the Town of Victoria, Victoria County, Texas.

Said 0.5146 acre tract is out of and a part of that certain 10.46 acre tract or parcel of land conveyed to Dennis Caka, et al by deed recorded in Volume 1133, Page 666 of the Deed Records of Victoria County, Texas, and is more fully described by metes and bounds with bearing based on the Texas State Plane Coordinate System, South Central Zone, as follows:

BEGINNING at a 5/8 inch iron rod found set at the corner of a concrete slab (NE corner of Kinney Shoe parking lot), and marking the common corner, for this description and a 8.1465 acre tract conveyed to W. Floyd Clark (Volume 810, Page 108), and also being in the westerly right-of-way of U. S. Highway 77 (120 ft. wide, also known as North Navarro St.);

THENCE, with the common line of this tract being described and said 8.1465 acre tract, South 85° 08' 09" West, 300.00 feet to a 5/8 inch iron rod set;

THENCE, departing said line and running for a new division line, North 04° 46' 27" West, 74.72 feet to a 5/8 inch iron rod found at the southwest corner of a 0.746 acre tract conveyed to Henry Heinrich, et ux and recorded in Volume 758 at Page 142, the same being an interior corner of the said 10.46 acre tract;

THENCE, with the common line of said 0.746 acre tract and the 10.46 acre tract, North 85° 09' 03" East, 300.00 feet to a 5/8 inch iron rod found in the west right-of-way line of said U. S. 77;

THENCE, with the common line of said right-of-way and said 10.46 acre tract, South 04° 46' 27" East, 74.72 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 22,415 square feet or 0.5146 of an acre of land.

NOTICE OF TRUSTEE'S SALE

Date: October 16, 2018

FILED

DEED OF TRUST:

2018 OCT 16 P 3:08

Date: August 20, 2015

Grantor: Mark Tamez and Denise Tamez

Trustee: Jennifer Mata

Trustee's Mailing Address: 2608 N. Laurent, Victoria, Texas 77901

Beneficiary: James A. Wayne

County Where Property Is Located: Victoria County, Texas

Recording Information: Instrument No. 201509326, in the Official Public Records of Victoria County, Texas

Property Description: Being Lot No. One (1), in Block No. One (1), of Mockingbird Subdivision No. 3, a subdivision to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Subdivision of record in Volume 8, Page 144 (C&D), of the Map and Plat Records of Victoria County, Texas

OH
Dulci Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTE:

Date: August 20, 2015

Amount: \$427,500.00

Debtor: Mark Tamez and Denise Tamez

Holder: James A. Wayne

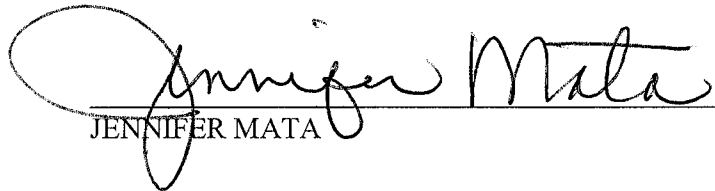
Date of Sale of Property (first Tuesday of month): Tuesday, November 6, 2018

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Victoria County Commissioners Court as the official location for real property foreclosure sales.

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

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

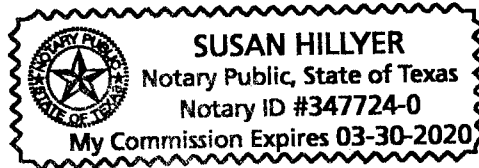

JENNIFER MATA

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 16th day of October, 2018, by JENNIFER MATA.


Notary Public, State of Texas

100359.2
1068929_1.docx



After recording, return to:

Jennifer Mata
2608 N. Laurent
Victoria, Texas 77901