

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 04/02/2004  
**Grantor(s):** DAVID DYE AND MARSHA DYE, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$124,053.00  
**Recording Information:** Instrument 200404715  
**Property County:** Victoria  
**Property:** BEING LOT NUMBER FIVE (5) AND LOT NUMBER SIX (6), IN BLOCK NUMBER ONE (1), OF ENCINO HILLS, AN ADDITION TO VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 100 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.  
**Reported Address:** 118 JOHN WAYNE TRAIL, 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 4th day of September, 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, Marilyn Jones, or Suzanne Suarez, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

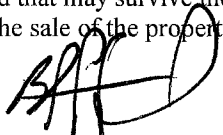
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Pamela Thomas, Barbara Sandoval, John Sisk, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Jodi Steen, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,



Bonial & Associates, P.C.

**FILED**

2018 JUN -7 P 12:49



Patti Casley

COUNTY CLERK  
VICTORIA COUNTY TEXAS

FILED

FILE No. 9461  
County Clerk, Victoria County, Texas

2018 JUN 21 P 3:25

*Reidi Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

TS No.: 2018-00910-TX  
18-000829-673

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 09/04/2018

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

**Place:** FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 490 Osage Road, Victoria, TX 77905

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/06/2005 and recorded 05/10/2005 in Document 200506880, real property records of Victoria County, Texas, with **Kevin Schultz, A Married Man and Dinah D. Schultz, His Non-Purchasing Spouse** grantor(s) and ALETHES, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Kevin Schultz, A Married Man and Dinah D. Schultz, His Non-Purchasing Spouse**, securing the payment of the indebtedness in the original principal amount of **\$151,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

### Notice of [Substitute] Trustee Sale

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

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

**BEING 4.68 ACRES OF LAND SITUATED IN THE FRANCIS M. WHITE SURVEY, ABSTRACT 343 IN VICTORIA COUNTY, TEXAS, SAID 4.68 ACRES OF LAND ALSO BEING THAT SAME 5.00 ACRE TRACT OF LAND (SAVE AND EXCEPT A 60.00 ROADWAY EASEMENT THAT IS NOW A COUNTY ROAD KNOWN AS O' SAGE ROAD) CONVEYED TO CHARLES W. ABSHIRE AND WIFE, LINDA G. ABSHIRE BY JACK LEE BY DEED DATED OCTOBER 4, 1983 AND RECORDED IN VOLUME 1448, PAGE 687 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 4.68 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN EXISTING 5/8 INCH IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF A 60 FOOT WIDE COUNTY ROAD KNOWN AS O' SAGE ROAD, SAID IRON ROD BEING 60.00 FEET NORTHWEST OF THE EAST CORNER OF THE SAID 5.00 ACRE TRACT OF LAND, SAID IRON ROD BEING THE PLACE OF BEGINNING AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, S. 47°56'31" W., A DISTANCE OF 233.46 FEET ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE SAID O' SAGE ROAD TO AN EXISTING 5/8 INCH IRON ROD, SAID IRON ROD BEING 60.00 FEET NORTHWEST OF THE SOUTH CORNER OF THE SAID 5.00 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N. 42°03'29" W., A DISTANCE OF 888.48 FEET ALONG THE SOUTHWEST LINE OF THE SAID 5.00 ACRE TRACT OF LAND TO AN EXISTING 5/8 INCH IRON ROD AT THE WEST CORNER OF THE SAID 5.00 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N. 55°32'53" E., A DISTANCE OF 181.90 FEET ALONG THE NORTHWEST LINE OF THE SAID 5.00 ACRE TRACT OF LAND TO AN EXISTING 5/8 INCH IRON ROD AT AN ANGLE POINT IN THE SAID NORTHWEST LINE, SAID IRON ROD ALSO BEING A CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N. 55°30'52" E., A DISTANCE OF 53.63 FEET ALONG THE NORTHWEST LINE OF THE SAID 5.00 ACRE TRACT OF LAND TO AN EXISTING 5/8 INCH IRON ROD AT THE NORTH CORNER OF THE SAID 5.00 ACRE TRACT OF LAND, SAID IRON ROD ALSO BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, S. 42°03'29" E., A DISTANCE OF 857.33 FEET ALONG THE NORTHEAST LINE OF THE SAID 5.00 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 4.68 ACRES OF LAND. I HEREBY CERTIFY THAT THE ABOVE FIELDNOTE DESCRIPTION WAS BASED ON AS ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION, ON JANUARY 20, 1995, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF**

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

**C/O Ocwen Loan Servicing, LLC**

**1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409**

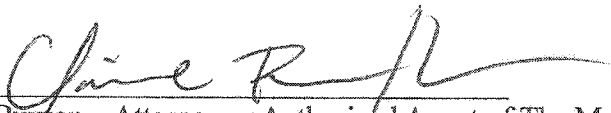
**Phone: 1-800-746-2936**

### Notice of [Substitute] Trustee Sale

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

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

**Date: June 20, 2018**



Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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



**JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN - Substitute Trustee(s)**

C/O AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

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

Certificate of Posting

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

2018 JUN 28 P 2:55

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

*Dandi Criley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 01/17/2003  
**Grantor(s):** GEORGE L. BRANSON AND SPOUSE, FRANCES PEARL BRANSON  
**Original Mortgagee:** WELLS FARGO HOME MORTGAGE, INC.  
**Original Principal:** \$76,380.00  
**Recording Information:** Instrument 200300992  
**Property County:** Victoria  
**Property:**

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SIUATED IN VICTORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

BEING A 2.58 ACRE TRACT OF LAND SITUATED IN THE WILLIAM NETTLES SURVEY, ABSTRACT NO. 375, VICTORIA COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED AS 2.58 ACRES AS CONVEYED BY CHARLES SMITH AND BEVERLY J. SMITH TO GEORGE L. BRANSON AND FRANCES PEARL BRANSON ACCORDING TO INSTRUMENT RECORDED IN VOLUME 277, PAGE 433 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 2.58 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID BRANSON TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.75 ACRES AS CONVEYED BY CLENITH DELBERT EWERS, ET UX TO DARYL D. EWERS ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1429, PAGE 834 OF THE DEED RECORDS OF SAID COUNTY, IN THE SOUTHWEST LINE OF A PAVED COUNTY MAINTAINED ROADWAY LOCALLY KNOWN AS LOVE ROAD, FOR THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 43 DEG. 22' 06" EAST, ALONG THE NORTHEAST LINE OF SAID BRANSON TRACT, A DISTANCE OF 161.85 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE EAST CORNER OF SAID BRANSON TRACT, IN THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 7.29 ACRES AS CONVEYED BY W. O. LOVE TO ROBERT B. WUEST ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1068, PAGE 666 OF THE DEED RECORDS OF SAID COUNTY, FOR THE EAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 45 DEG. 38' 00" WEST (BASIS OF BEARING), ALONG THE COMMON LINE OF SAID BRANSON TRACT AND SAID WUEST TRACT, A DISTANCE OF 678.77 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING A COMMON CORNER OF SAID BRANSON TRACT AND SAID WUEST TRACT, FOR THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 43 DEG. 51' 55" WEST, ALONG THE SOUTHWEST LINE OF SAID BRANSON TRACT, A DISTANCE OF 168.46 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID BRANSON TRACT AND THE AFORESAID EWERS TRACT, FOR THE WEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 46 DEG. 11' 30" EAST, ALONG THE COMMON LINE OF SAID BRANSON TRACT AND SAID EWERS TRACT, A DISTANCE OF 680.15 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 2.58 ACRE TRACT OF LAND, MORE OR LESS.

THE FOREGOING FIELDNOTE DESCRIPTION IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN DECENBER, 2002, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS ARE BASED ON BEARINGS OF RECORD IN VOLUME 277, PAGE 433 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS.

**Reported Address:** 754 LOVE ROAD, VICTORIA, TX 77904

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** 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 4th day of September, 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, Marilyn Jones, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

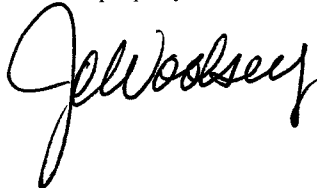
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,

Bonial & Associates, P.C.



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:**

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**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, Marilyn Jones, or Suzanne Suarez, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

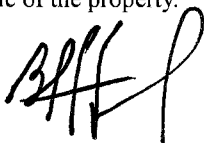
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Pamela Thomas, Barbara Sandoval, John Sisk, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Jodi Steen, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,  
Bonial & Associates, P.C.



FILED  
2018 JUL 12 P 3:18  
D. D. Orsley  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**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 4th day of September, 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, Marilyn Jones, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Bonial & Associates, P.C.

FILED

2018 JUL 12 P 3:21

Deirdre Casley DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS  
PG1



FILE No. 9472  
County Clerk, Victoria County, Texas

FILED

2018 JUL 12 P 3 25

*Deirdre Orley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**VICTORIA County**

**Deed of Trust Dated:** January 29, 2010

**Amount:** \$220,500.00

**Grantor(s):** SUE G. SHELTON and WILLIAM E. SHELTON

**Original Mortgagee:** ONE REVERSE MORTGAGE, LLC

**Current Mortgagee:** BANK OF AMERICA, N.A.

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

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

**Recording Information:** Document No. 201001042

**Legal Description:** BEING LOT NUMBER TWENTY-SIX (26) IN BLOCK NUMBER TWO (2), OF BRIDLE RIDGE AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 313, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

WHEREAS WILLIAM E. SHELTON is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on May 30, 2018 under Cause No. 18-04-82517-A in the 24th Judicial District Court of VICTORIA County, Texas.

**Date of Sale:** September 4, 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 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.

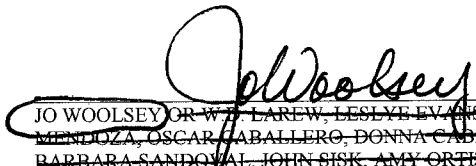
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2017-004462

  
~~JO WOOLSEY OR W. 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 OR JAMIE STEEN~~  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/27/2013

**Grantor(s)/Mortgagor(s):**  
SOPHIE MOLINA

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR AMERICAN ADVISORS  
GROUP, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
American Advisors Group

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201314696

**Property County:**  
VICTORIA

**Mortgage Servicer:**  
Celink is representing the Current  
Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

**Legal Description:** LOT TWO (2), IN BLOCK FIVE (5), TEMPLE HEIGHTS SUBDIVISION SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 22 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

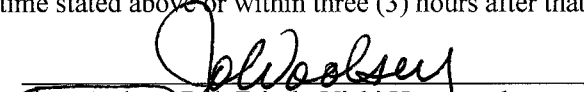
**Date of Sale:** 9/4/2018

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

**Place of Sale of Property:** FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

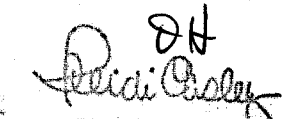
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

  
~~Jo Woolsey, Bob Frisch, Vicki Hammonds,  
Arnold Mendoza, Sandra Mendoza, Jamie  
Steen  
or Cole D. Patton  
or Deanna Segovia,~~ Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED**

2018 JUL 12 P 3 27

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS §  
§  
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 28, 2016, CHARLES E. DENTER and wife, JULIE A. DENTLER conveyed to DENNIS J. KOWALIK, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

**BEING an 18.429 acre tract of land being in Farm Lots Number One (1) and Two (2), in Block Number Six (6), Range Number One (1), West of River in the Original Four League Grant to the Town of Victoria, Victoria County, Texas and being all of that certain 18.4298 acre tract partitioned to Richard Stockbauer by Partition Deed recorded as 199911018 of the Official Records of Victoria County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herewith for all purposes.**

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

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$350,000.00, executed by CHARLES E. DENTLER and wife, JULIE A. DENTLER, and made payable to COUNTRY COMFORT R.V. OF VICTORIA, L.L.C., (herein the "Note"), which such Deed of Trust is recorded under Instrument #201604932, of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 4<sup>th</sup> day of **September, 2018**, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

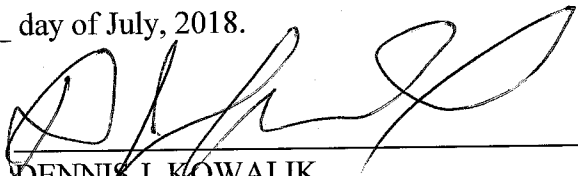
The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby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

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage,

transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

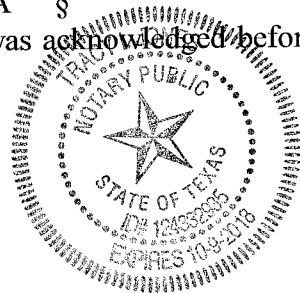
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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

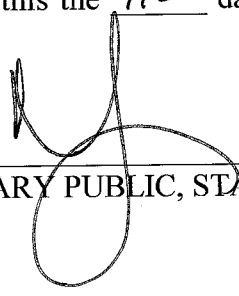
WITNESS my hand this the 11<sup>th</sup> day of July, 2018.

  
\_\_\_\_\_  
DENNIS J. KOWALIK  
Trustee

THE STATE OF TEXAS §  
COUNTY OF VICTORIA §

This instrument was acknowledged before me on this the 11<sup>th</sup> day of July, 2018, by DENNIS J. KOWALIK.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)  
COUNTY OF VICTORIA)

EXHIBIT "A"

FIELD NOTE DESCRIPTION of a 18 429 acre tract of land being in Farm Lots Number One (1) and Two (2), Block Number Six (6), Range Number One (1), West of River in the Original Four League Grant to the Town of Victoria, Victoria County, Texas and being all of that certain 18 4298 acre tract partitioned to Richard Stockbauer by Partition Deed recorded as #199911010 of the Official Records of said county and being more fully described by metes and bounds as follows

BEGINNING at a 5/8" steel rebar found at the north corner of said Richard Stockbauer tract, same being the east corner of the Bryan Keith Dentler et al 18 4298 acre tract (#199911010) and being in the southwest right-of-way line of FM 236 (60' R.O.W.),

THENCE, along said right-of-way line, S 44°58'49" E, 60.71 feet (Deed Call = S44°54'19" E) to a 5/8" steel rebar found at angle point,

THENCE, continuing along said right-of-way line, S 44°36'30" E, 355.61 feet to a 5/8" steel rebar found at east corner of said Stockbauer tract, same being the north corner of the Michael Tipton et al 18 4298 acre tract (#199911010) (Deed call = S 44°37'02" E, 355.68').

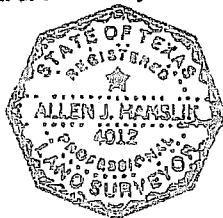
THENCE, along common line of this and said Tipton et al tracts, S45°09'28" W, at 1029.54 feet pass a 5/8" steel rebar found on line, at 1866.56 feet pass a 5/8" steel rebar found in northeast line of a 60 foot wide ingress-egress easement, and continuing for an overall distance of 1926.58 feet to a 5/8" steel rebar found at their common corner and being in the southwest line of said ingress-egress easement (BASE BEARING Deed Call = 1926.62');

THENCE, along southwest line of this tract, N 44°59'08" W, at 34.60 feet pass a 5/8" steel rod found and continuing for an overall distance of 416.47 feet to a 5/8" steel rebar found at west corner of said Stockbauer tract, same being the south corner of said Bryan Keith Dentler tract (Deed Call = N 45°00' W, 416.39').

THENCE, along common line of said Stockbauer and Dentler tracts, N45°09'45" E, at 59.93 feet pass a 5/8" steel rebar found in northeast line of said ingress-egress easement, at 1317.33 feet pass a 5/8" steel rebar found on line, and continuing for an overall distance of 1928.92 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 18 429 acres of land (Deed Call = N 45°09'28" E, 1929.10')

The foregoing metes and bounds description is prepared from an on-the-ground survey on 12 June 2020 with the aid of GP NO 99200298 and is accompanied by a metes and bounds description of even survey date

025-1482.doc



*[Signature]*  
Allen J. Manslik, Texas R.P.L.S. No. 4012

COUNTY CLERK'S OFFICE  
PORTIONS OF THIS  
DOCUMENT NOT  
REPRODUCIBLE  
WHEN RECORDED

FILED

2010 JUL 16 A 11:29

*[Signature]* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 04, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 26, 2009 and recorded in Document CLERK'S FILE NO. 200910456; AS AFFECTED BY CLERK'S FILE NO. 201600899 real property records of VICTORIA County, Texas, with RONALD BERTRAND AND IRENE VASQUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RONALD BERTRAND AND IRENE VASQUEZ, securing the payment of the indebtednesses in the original principal amount of \$82,722.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



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

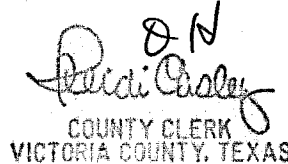
Certificate of Posting

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 JUL 16 P 4: 44



**EXHIBIT "A"**

BEING A 1.72 ACRE TRACT OF LAND SITUATED IN FARM LOT 1 BLOCK 3, RANGE 6 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA COUNTY, TEXAS, SAID 1.72 ACRE TRACT OF LAND BEING ALL OF THOSE THREE TRACTS OF LAND (1) TRACT 10.062 AC. (2) TRACT II 0.70 AC. AND (3) TRACT III 1.01 ACRE (CALL 1.0 ACRE) CONVEYED TO MANUELA CORONADO FROM MARK BOHAC ET UX BY DEED RECORDED IN INSTRUMENT NO. 200305540 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 1.72 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF LONE TREE ROAD (55.6 FEET IN WIDTH), SAID IRON ROD BEARS N 85 DEGREES 03' E, A DISTANCE OF 295.00 FEET FROM THE SOUTHWEST CORNER OF SAID FARM LOT 1, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE SAID CORONADO TRACT III, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT,

THENCE, N 03 DEGREES 59' W, (BASE BEARING SHOWN FOR TRACT III) A DISTANCE OF 512.50 FEET ALONG THE WEST LINE OF THE SAID CORONADO TRACT III TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE SAID TRACT III, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N 85 DEGREES 03' E, A DISTANCE OF 171.66 FEET ALONG THE NORTH LINE OF THE CORONADO TRACT III AND TRACT II TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE SAID CORONADO TRACT II, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 03 DEGREES 59' E, A DISTANCE OF 359.30 FEET ALONG THE EAST LINE OF THE CORONADO TRACTS II & I TO AN EXISTING IRON ROD BEING THE SOUTHEAST CORNER OF THE SAID TRACT I, SAID IRON ROD ALSO BEING THE UPPER SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 85 DEGREES 03' W, A DISTANCE OF 85.00 FEET ALONG THE SOUTH LINE OF THE SAID CORONADO TRACT I, SAME BEING THE NORTH LINE OF THE ROBERT KUCERA TRACT OF LAND BY DEED RECORDED IN VOLUME 723 PAGE 270 DEED RECORDS TO A 5/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE SAID TRACT I, SAME BEING THE NORTHWEST CORNER OF THE SAID KUCERA TRACT OF LAND, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 03 DEGREES 59' E, A DISTANCE OF 153.20 FEET ALONG THE EAST LINE OF THE SAID CORONADO TRACT III, SAME BEING THE WEST LINE OF THE SAID KUCERA TRACT OF LAND TO AN EXISTING IRON ROD IN THE SAID NORTH RIGHT-OF-WAY LINE OF LONE TREE ROAD, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE SAID CORONADO TRACT III, SAME BEING THE SOUTHWEST CORNER OF THE SAID KUCERA TRACT OF LAND, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 85 DEGREES 03' W, A DISTANCE OF 86.66 FEET ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF LONE TREE ROAD, SAME BEING THE SOUTH LINE OF SAID CORONADO TRACT III TO THE PLACE OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 1.72 ACRES OF LAND (THE TOPS OF ALL 5/8 INCH IRON RODS SET WERE CAPPED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED, "BALUSEK-FRANKSON & ASSOC, INC., VICTORIA, TEXAS")

## SAVE AND EXCEPT:

FIELD NOTE DESCRIPTION FOR A 0.0095 ACRE TRACT OF LAND OUT OF AND A PART OF A 1.72 ACRE TRACT LOCATED IN FARM LOT 1, BLOCK 3, RANGE 6, EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 1.72 ACRE TRACT BEING THE SAME LAND CONVEYED TO RONALD BERTRAND, RECORDED IN INSTRUMENT NO 200509870 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.0095 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE NORTHWEST CORNER OF THIS 0.0095 ACRE TRACT, SAID CORNER BEING ON THE SOUTHWESTERN BOUNDARY LINE OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE MORGAN GILLETT 1.00 ACRE TRACT (INSTRUMENT NO. 200107280 OF THE OFFICIAL RECORDS);

THENCE, N 84 DEGREES 58' 01" E, ALONG THE NORTHWESTERN LINE OF THIS 0.0095 ACRE TRACT, A DISTANCE OF 86.53 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE NORTHEAST CORNER OF THIS 0.0095 ACRE TRACT, SAID CORNER BEARING ON THE NORTHEASTERN BOUNDARY LINE OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE SOUTHWESTERN BOUNDARY LINE OF THE ROBERT L. KUCERA 0.25 ACRE TRACT (VOLUME 723, PAGE 270 OF THE DEED RECORDS);

THENCE, S 3 DEGREES 52' 59"E, ALONG THE NORTHEASTERN LINE OF THIS 0.0095 ACRE TRACT AND THE SAID NORTHEASTERN BOUNDARY LINE OF THE BERTRAND 1.72 ACRE TRACT AND THE SAID SOUTHWESTERN BOUNDARY LINE OF THE BERTRAND 1.72 ACRE TRACT AND THE SAID SOUTHWESTERN BOUNDARY LINE OF THE KUCERA 0.25 ACRE TRACT, A DISTANCE OF 4.91 FEET TO A 5/8" STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS 0.0095 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID KUCERA 0.25 ACRE TRACT, SAID CORNER BEING IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF LONE TREE ROAD;

THENCE, S 85 DEGREES 07' 37" W, ALONG THE SOUTHEASTERN LINE OF THIS 0.0095 ACRE TRACT AND THE



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SOUTHEASTERN BOUNDARY LINE OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE SAID NORTHWESTERN RIGHT-OF-WAY LINE OF LONE TREE ROAD, A DISTANCE OF 86.52 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE SOUTHWEST CORNER OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS 0.0095 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID GILLETT 1.00 ACRE TRACT;

THENCE, N 3 DEGREES 53'27" W ALONG THE SOUTHWESTERN LINE OF THIS 0.0095 ACRE TRACT AND THE SOUTHWESTERN BOUNDARY LINE OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE SAID GILLETT 1.00 ACRE TRACT, A DISTANCE OF 4.67 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.0095 ACRES (415 SQUARE FEET) OF LAND, MORE OR LESS.



NOS00000005625876

2206 COLORADO STREET  
VICTORIA, TX 77901

FILE No. 9478  
County Clerk, Victoria County, Texas

00000007661648

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 04, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 04, 2011 and recorded in Document CLERK'S FILE NO 201104415; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201704362 real property records of VICTORIA County, Texas, with LUIS CESAR SEPULVEDA AND MARIA M. SEPULVEDA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LUIS CESAR SEPULVEDA AND MARIA M. SEPULVEDA, securing the payment of the indebtednesses in the original principal amount of \$60,428.00, 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, WICKI 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

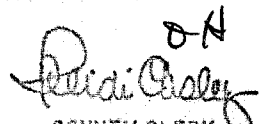
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Bob Frisch and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 16 July 2018 I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Certificate of Posting

FILED

2018 JUL 16 P 4:45

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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



NOS00000007661648

**EXHIBIT "A"**

BEING LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER 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, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000007661648

### NOTICE OF TRUSTEE'S SALE

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

**Date of Security Instrument:** March 10, 2010

**Grantor(s):** Sharrl H. Wackar and spouse Rhonda Wackar

**Original Trustee:** Jennifer Campbell Lindsey

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Wallick and Volk, Inc., a Wyoming Corporation, its successors and assigns

**Recording Information:** Clerk's File No. 201002321, in the Official Public Records of VICTORIA County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 09/04/2018                      **Earliest Time Sale Will Begin:** 11:00 AM

**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 Mortgagee, the Mortgagee or the Mortgagee's attorney.**

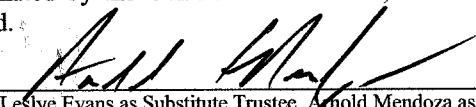
**Legal Description:**

**BEING 0.66 OF AN ACRE SITUATED IN AND A PART OF THE JOHN RICKER SURVEY, ABSTRACT NO.284, VICTORIA COUNTY, TEXAS, AND KNOWN AS LOT NUMBERS TWELVE (12), THIRTEEN (13) AND FOURTEEN (14), IN BLOCK NUMBER TWO (2), OF VICTORIA PLAZA (UNRECORDED), AN ADDITION IN VICTORIA COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

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

**For Information:**

Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

  
Leslye Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**FILED**

2010 JUL 17 P 1:52

  
DA  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



4664112



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2018 JUL 30 P 4: 54

DEED OF TRUST INFORMATION:

Date: 08/27/2008  
Grantor(s): RAYMOND DE LA ROSA, A SINGLE PERSON  
Original Mortgagee: WELLS FARGO BANK, N.A.  
Original Principal: \$87,375.00  
Recording Information: Instrument 200810697  
Property County: Victoria  
Property:

*Priscilla Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER FIVE (5), OF CRESTWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 21, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Reported Address: 906 EAST CRESTWOOD DRIVE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: 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 4th day of September, 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, Marilyn Jones, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Bonial & Associates, P.C.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 04, 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 18, 2010 and recorded in Document CLERK'S FILE NO. 201005900 real property records of VICTORIA County, Texas, with JENNIFER PENA AND CHRISTOPHER PENA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER PENA AND CHRISTOPHER PENA, securing the payment of the indebtednesses in the original principal amount of \$67,096.00, 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, 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 JUL 30 P 4: 55

*Paula Bailey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS00000007439417

**EXHIBIT "A"**

## TRACT I

BEING A 2.10 ACRE TRACT OF LAND SITUATED IN FARM LOT ONE (1), BLOCK TWO (2), RANGE SEVEN (7), EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 2.10 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT I, 2.26 ACRES AS CONVEYED FROM ELVIRA G. PENA TO ALFREDO P. HERNANDEZ, III BY DEED DATED OCTOBER 23, 2002 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #200213787 OF VICTORIA COUNTY, TEXAS, SAID 2.10 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "'CIVILCORP" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF A 7.55 ACRE TRACT OF LAND CONVEYED FROM ROBERT CHARLESTON, ET AL TO LENWOOD E. MARSHALL AS RECORDED IN VOLUME 225, PAGE 647 OF THE OFFICIAL RECORDS OF SAID COUNTY AND IN THE NORTH RIGHT-OF-WAY LINE OF HANSELMAN ROAD (55.6' R.O.W.);

THENCE, NORTH 03 DEG 35'13" WEST (DEED CALL, NORTH 04 DEG 35' WEST), WITH THE COMMON LINE OF THE 7.55 ACRE MARSHALL TRACT, A DISTANCE OF 1,331.89 FEET (DEED CALL, 1,348.3 FEET) TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO THE NORTHWEST CORNER OF THE 7.55 ACRE MARSHALL TRACT AND IN THE SOUTH LINE OF A 9.85 ACRE TRACT OF LAND CONVEYED TO ULREA L. DILLON ACCORDING TO THE VICTORIA COUNTY APPRAISAL DISTRICT OF VICTORIA COUNTY, TEXAS;

THENCE, NORTH 85 DEG 08'34" EAST (DEED CALL, NORTH 85 DEG EAST), WITH THE COMMON LINE OF THE 9.85 ACRE DILLON TRACT, A DISTANCE OF 68.83 FEET (DEED CALL, 73.3 FEET) TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF A 2.58 ACRE TRACT OF LAND CONVEYED FROM GEORGIA L. WALKER MALONE TO VICTORIA COUNTY, TRUSTEE AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #200804512 OF SAID COUNTY;

THENCE, SOUTH 03 DEG 35'13" EAST (DEED CALL, SOUTH 04 DEG 35' EAST), WITH THE COMMON LINE OF THE 2.58 ACRE VICTORIA COUNTY, TRUSTEE TRACT, PASSING AT A DISTANCE OF 673.33 FEET A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" FOUND FOR THE SOUTHEAST CORNER OF THE 2.58 ACRE VICTORIA COUNTY, TRUSTEE TRACT AND THE NORTHWEST CORNER OF A 2.35 ACRE TRACT OF LAND DESCRIBED AS TRACT II AS CONVEYED FROM ELVIRA G. PENA TO ALFREDO P. HERNANDEZ, III AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #200213787 OF SAID COUNTY, AND CONTINUING FOR AN OVERALL DISTANCE OF 1,331.72 FEET (DEED CALL, 1,348.3 FEET) TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID 2.35 ACRE HERNANDEZ TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF HANSELMAN ROAD;

THENCE, SOUTH 85 DEG 00'00" WEST (BASIS OF BEARING), WITH THE NORTH RIGHT-OF-WAY LINE OF HANSELMAN ROAD, A DISTANCE OF 68.83 FEET (DEED CALL, 73.3 FEET) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 2.10 ACRES OF LAND, MORE OR LESS.

## TRACT II

BEING A 2.56 ACRE TRACT OF LAND SITUATED IN FARM LOT ONE (1), BLOCK TWO (2), RANGE SEVEN (7), EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 2.56 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT II, 2.35 ACRES AS CONVEYED FROM ELVIRA G. PENA TO ALFREDO P. HERNANDEZ, III BY DEED DATED OCTOBER 23, 2002 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #200213787 OF VICTORIA COUNTY, TEXAS, SAID 2.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "'CIVILCORP" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF JACKSON SUBDIVISION NO. 1 AS RECORDED IN VOLUME 8, PAGE 25-D OF THE PLAT RECORDS OF SAID COUNTY, IN THE NORTH RIGHT-OF-WAY LINE OF HANSELMAN ROAD (55.6' R.O.W.), SAID IRON ROD ALSO BEING SOUTH 85 DEG 00'00" WEST A DISTANCE OF 119.48 FEET FROM A 5/8 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE, SOUTH 85 DEG 00'00" WEST (BASIS OF BEARING), WITH THE NORTH RIGHT-OF-WAY LINE OF HANSELMAN ROAD, A DISTANCE OF 174.65 FEET (DEED CALL, 153.4 FEET) TO 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF A 2.26 ACRE TRACT OF LAND DESCRIBED AS TRACT I AS CONVEYED FROM ELVIRA G. PENA TO ALFREDO P. HERNANDEZ, III BY DEED DATED OCTOBER 23, 2002 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #200213787 OF SAID COUNTY, AND IN THE NORTH RIGHT-OF-WAY LINE OF HANSELMAN ROAD;

THENCE, NORTH 03 DEG 35'13" WEST (DEED CALL, NORTH 04 DEG 35' WEST), WITH THE COMMON LINE OF THE 2.10 ACRE HERNANDEZ TRACT, A DISTANCE OF 658.39 FEET (DEED CALL, 667.6 FEET) TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF A 2.58 ACRE TRACT OF LAND CONVEYED FROM GEORGIA L. WALKER MALONE TO VICTORIA COUNTY, TRUSTEE AS RECORDED IN OFFICIAL



NOS0000007439417



RECORDS INSTRUMENT #200804512 OF SAID COUNTY;

THENCE, NORTH 85 DEG 16' 59" EAST (DEED CALL, NORTH 85 DEG 12' EAST), WITH THE COMMON LINE OF THE 2.58 ACRE VICTORIA COUNTY, TRUSTEE TRACT, A DISTANCE OF 164.14 FEET (DEED CALL, 153.4 FEET) TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF LOT 2R, BLOCK 1 OF HERNANDEZ SUBDIVISION NO. 3, RESUBDIVISION NO. 1 AS RECORDED IN VOLUME 8, PAGE 159-D OF THE PLAT RECORDS OF SAID COUNTY;

THENCE, SOUTH 04 DEG 30' 04" EAST (DEED CALL, SOUTH 04 DEG 35' EAST), A DISTANCE OF 657.41 FEET (DEED CALL, 667.1 FEET) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 2.56 ACRES OF LAND, MORE OR LESS.



NOS0000007439417

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 04, 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 16, 2014 and recorded in Document CLERK'S FILE NO. 201414002 real property records of VICTORIA County, Texas, with CHRISTOPHER ALLAN KOUDELKA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR WALLICK AND VOLK, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER ALLAN KOUDELKA, 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. 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 JUL 30 P 4: 55

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER FIVE (5), OF BELAIRE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000006887863

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/23/2014  
**Grantor(s):** MICHAEL L. WHITEHEAD A/K/A MICHAEL WHITEHEAD AND DAMALI GRACE WHITEHEAD A/K/A DAMALI WHITEHEAD, HUSBAND AND WIFE  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$156,565.00  
**Recording Information:** Instrument 201405885  
**Property County:** Victoria  
**Property:** BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER FOUR (4), OF NORTHCREST ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 80 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.  
**Reported Address:** 103 CANNON RD, VICTORIA, TX 77904

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** 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 2nd day of October, 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, Marilyn Jones, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

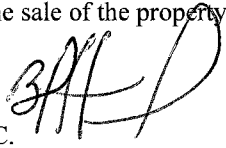
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

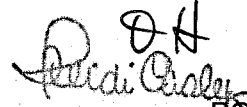
Very truly yours,

Bonial & Associates, P.C.



FILED

2018 AUG -2 A 11: 31



PG1  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS  
POSTPKG

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Mark Lee Geffert and Terresa C. Geffert, of Victoria County, Texas, dated July 1, 2012 and duly recorded at #201211287, of the Official Records Instrument of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, SEPTEMBER 4, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Lots 6, 7, and 8 Block 9, of SHADY OAKS SUBDIVISION, SECTION III, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 4<sup>TH</sup> day of August 2018.

**FILED**

2018 AUG -7 P 3:15

*DG*  
*Dicki Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Charlie Faupel*  
Charlie Faupel  
Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by BOBBY CAVAZOZ of Victoria County, Texas, dated October 20, 2017, and duly recorded as Instrument No. 201711369, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, September 4, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

BEING Lot Number Nineteen (19), in Block Number Seven (7), in MEADOWBROOK 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 322, Page 23 of the Deed Records of Victoria County, Texas;

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

**NOTICE**

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

Executed this 25<sup>th</sup> day of July, 2018.

**FILED**

2018 AUG -8 A 8:54

*Dici Craly* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by STEVEN MORRIS and TAMMIE MORRIS of Victoria County, Texas, dated July 6, 2012, and duly recorded in as Instrument No. 201207459 of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, September 4, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

BEING Lot Number Three (3), in Block Number Four (4), of VISTA DEL SOL 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 5, Page 44 of the Plat Records of Victoria County, Texas;

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

NOTICE

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

Executed this 9<sup>th</sup> day of August, 2018.

FILED

2018 AUG -9 P 3:32

*Deirdre Cosby*  
OH  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



HOWARD R. MAREK, Substitute Trustee  
203 N. Liberty  
Victoria, Texas 77901  
361-573-5500 Telephone  
361-570-2184 Facsimile  
[Hrm@lawmngk.com](mailto:Hrm@lawmngk.com)

2018 AUG -9 P 4: 28

DN  
*Dicki Bailey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

VICTORIA County  
Deed of Trust Dated: August 29, 2012  
Amount: \$47,405.00  
Grantor(s): ANDREW N WOSTAL

Original Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION  
Current Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION

Mortgagee Address: NAVY ARMY COMMUNITY CREDIT UNION, 6850 MILLER ROAD, BRECKSVILLE, OH 44141

Recording Information: Document No. 201209774

Legal Description: BEING LOT NUMBER SEVEN (7), IN BLOCK NUMBER TEN (10), OF FIRST ADDITION TO VICTORIA MANOR, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 13 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: September 4, 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 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*  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-004139

*Bob Frisch*  
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 OR JAMIE STEEN  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:**

*Being Lot Number Fifty-Two (52), in Block Number Four (4), of Highland Estates, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 2, Page 54, Plat Records of Victoria County, Texas.*

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

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

**DATE:** September 4, 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 Port Lavaca, 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 7/31/2015, executed by Jessie Arriaga to PLA Services, Inc., Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201508386 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

**Date:** July 31, 2015

**Recording Information:** Instrument Number 201508386 of the Official Public Records of Victoria County, Texas. Said note was assumed from William A. Smith and Nelta Gene Smith to Jessie Arriaga July 31, 2015 recorded in Instrument Number 201508386 of the Official Public Records of Victoria County, Texas.

**Obligor/Current Owner of Record:** Jessie Arriaga

**Property Description:** *The property to be sold is described as follows: Being Lot Number Fifty-Two (52), in Block Number Four (4), of Highland Estates, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 2, Page 54, Plat Records of Victoria County, Texas.*

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

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

DATED August 10, 2018.

FILED

2018 AUG 10 P 3:22

*DN*  
*Randi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Kelly Kucera*

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

NOTICE OF TRUSTEE'S SALE FOR 2<sup>ND</sup> AND 3<sup>RD</sup> LIENS

*Deirdre Cooley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

The State of Texas §  
County of Victoria §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 18, 2016, Kinsey A. Layton conveyed to J. Milton Chapman, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Being Lot Number Seventeen (17), Block Number One (1) in Swan Crossing, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record, File No. 200613495, of the Plat Records of Victoria County, Texas,

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$40,869.86 executed by Kinsey A. Layton, and made payable to the order of Golden Crescent Habitat for Humanity which such Deed of Trust is recorded under Instrument Number 201602045 of the Official Records of Victoria County, Texas; and

WHEREAS, by Deed of Trust dated February 18, 2016, Kinsey A. Layton conveyed to J. Milton Chapman, as Trustee, the same Property to secure that one certain Promissory Note therein described in the original principal amount of \$42,130.14 executed by Kinsey A. Layton, and made payable to the order of Golden Crescent Habitat for Humanity which such Deed of Trust is recorded under Instrument Number 201602046 of the Official Records of Victoria County, Texas; and

Whereas both of said Deeds of Trust and Notes are hereinafter referred to as "Note" and "Deed of Trust" as applicable; and

WHEREAS, default has occurred under the terms of the Notes (both of them) secured by the Deeds of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same' and

Whereas Kinsey A. Layton also conveyed to Timothy K. Irvine, as Trustee, the same Property in a first and superior lien to secure that one certain Promissory Note therein described in the original principal amount of \$45,000.00 executed by Kinsey A. Layton, and made payable to the order of Texas Department of Housing and Community Affairs which such Deed of Trust is recorded under Instrument Number 201602044 of the Official Records of Victoria County, Texas; and after the completion of this foreclosure sale said superior lien will remain place, and said superior lien has an outstanding principal balance as of August 10, 2018 of \$41,375, and has low-income occupancy requirement and restriction;

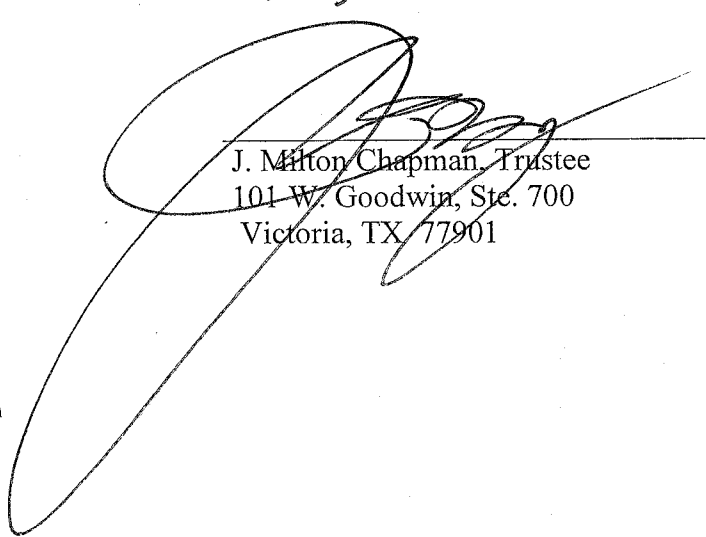
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 4, 2018 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place at the Victoria County Courthouse, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

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

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

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

WITNESS my hand this the 13 day of August, 2018.



J. Milton Chapman, Trustee  
101 W. Goodwin, Ste. 700  
Victoria, TX 77901

ASNS firm file no. 50122//Habitat/Layton

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2018 AUG 13 P 2:15

DEED OF TRUST INFORMATION:

Date: 06/25/1999  
Grantor(s): CONNETTE J MCKAY AND HUSBAND, DONALD R MCKAY  
Original Mortgagee: MILDOR CORP. DBA COMMUNITY FIRST MORTGAGE  
Original Principal: \$57,470.00  
Recording Information: Instrument 199908442  
Property County: Victoria  
Property:

*Pedri Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

BEING 0.92 OF AN ACRE SITUATED IN AND A PART OF THE JOHN D WRIGHT LEAGUE, ABSTRACT NO. 125, VICTORIA COUNTY, TEXAS. SAID 0.92 OF AN ACRE IS THE SAME AS THAT CERTAIN 0.92 OF AN ACRE IS THE SAME AS THAT CERTAIN 0.92 ACRE TRACT RECORDED IN VOLUME 1482, PAGE 749 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.92 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF THIS 0.92 OF AN ACRE, ALSO BEING THE SOUTH CORNER OF A 0.92 ACRE TRACT OWNED BY JACK LEITA RECORDED IN VOLUME 99, PAGE 422 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS;

THENCE, N 45 DEG 00' 06" E (DEED CALL = N 45 DEG 00' 00" E) WITH THE COMMON LINE OF THIS TRACT AND SAID LEITA TRACT A DISTANCE OF 336.01 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 0.92 OF AN ACRE;

THENCE, S 55 DEG 11' 00" E WITH THE COMMON LINE OF THIS TRACT AND A 1.16 ACRE TRACT RECORDED IN VOLUME 1082, PAGE 592 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 121.48 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF THIS 0.92 OF AN ACRE;

THENCE, S 45 DEG. 00'00" W WITH THE COMMON LINE OF THIS TRACT AND A 0.92 ACRE TRACT RECORDED IN VOLUME 1190, PAGE 549 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 336.30 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS 0.92 OF AN ACRE;

THENCE, N 55 DEG. 03' 00" W (BEARING REFERENCE LINE) WITH THE NORTHEAST LINE OF FARM TO MARKET ROAD NO. 236 (UPPER MISSION VALLEY ROAD) A DISTANCE OF 121.44 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.92 OF AN ACRE.

Reported Address: 2417 FM 236, 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, N.A.  
Mortgage Servicer: Wells Fargo Bank, N.A.  
Current Beneficiary: Wells Fargo Bank, N.A.  
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of September, 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, Marilyn Jones, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the

Property to satisfy the indebtedness; and

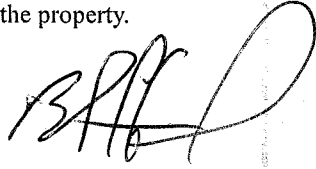
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,

Bonial & Associates, P.C.



Dan Oliver  
306 Milton Street  
Victoria, Texas 77901  
Our file #0417-043F

**ATTENTION SERVICE MEMBERS:**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 18, 2005, Dan Oliver executed a Deed of Trust conveying to Ameriquest Mortgage Company, a Trustee, the Real Estate hereinafter described, to secure Ameriquest Mortgage Company in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200506158 in the Real Property Records of Victoria County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 4, 2018, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11am and not later than 2pm and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Victoria, State of Texas:

**BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER (10), OF BROWNSON TERRACE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORDS IN VOLUME 3, PAGE 73, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**

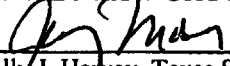
Rushmore Loan Management Services, LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Rushmore Loan Management Services, LLC and the mortgagee have entered into an agreement granting Rushmore Loan Management Services, LLC authority to service the mortgage. Rushmore Loan Management Services, LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust. Pursuant to the Servicing Agreement, Rushmore Loan Management Services, LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Rushmore Loan Management Services, LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Ste. 100, Irvine, CA 92618.

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

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

Substitute and Successor Substitute Trustees are identified below.

**HARVEY LAW GROUP**

  
\_\_\_\_\_  
Kelly J. Harvey, Texas State Bar No. 09180150  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 8/9/2018

*BPPD*

Jo Woolsey, Substitute Trustee, or  
**Bob Frisch**, Successor Substitute Trustee, or  
Vicki Hammonds, Successor Substitute Trustee, or  
Arnold Mendoza, Successor Substitute Trustee, or  
Sandra Mendoza, Successor Substitute Trustee, or  
Jamie Steen, Successor Substitute Trustee, or  
Leslye Evans, Successor Substitute Trustee, or  
W.D. Larew, Successor Substitute Trustee

**FILED**

2010 AUG 13 P 2:21

*Deidi Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas  
77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

Cathy Stuart

District Clerk

Victoria County, Texas

CAUSE NO. 18-03-82410-B

By: Stone, Rhonda

**IN RE ORDER FOR FORECLOSURE  
CONCERNING**

§  
§  
§  
§  
§  
§  
§

**IN THE DISTRICT COURT OF**

**306 MILTON STREET,  
VICTORIA, TEXAS 77901**

**VICTORIA COUNTY, TEXAS**

**UNDER TEX. R. CIV. PROC. 736**

**135th JUDICIAL DISTRICT**

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE  
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on August 10, 2016, the Petitioner gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on August 2, 2017; and
- the loan is due for the June 1, 2016 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 306 Milton Street, Victoria, Texas 77901 (the "Property") which has the following legal description:

**BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER (10), OF  
BROWNSON TERRACE SECTION II, AN ADDITION TO THE CITY  
OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE  
ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE  
73, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**



(3) The name and last known address of each respondent subject to this Order is/are:

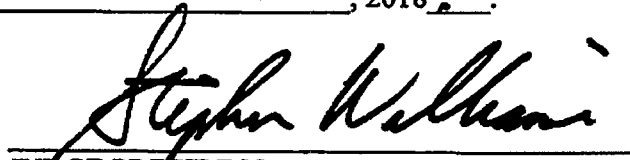
- Krystal Spring Guerrero, 826 Ibis Dr., Rockport, Texas 78382.
- Dustin Thomas Oliver, 306 Milton Street, Victoria, Texas 77901.

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 200506158 of the real property records of Victoria County, Texas.

IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signed: 5/24/2018 01:30 PM

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

Jerry W. Mason

SBN: 24081794

jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR PETITIONER

FILED

FILE No. 9502  
County Clerk, Victoria County, Texas

2018 AUG 14 A 10:17

103 SUSSEX DELL DR, VICTORIA, TX, 77904  
10610.0010

*Dandi Cooley*  
DN  
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 Mortgage 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 September 04, 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 04/26/2010 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 201004366 in the real property records of Victoria County Texas, with EUGENIA THOMPSON AND H MARVIN THOMPSON, HUSBAND AND WIFE as Grantor(s) and Wells Fargo Bank, N.A. as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by EUGENIA THOMPSON AND H MARVIN THOMPSON, HUSBAND AND WIFE securing the payment of the indebtedness in the original principal amount of \$187,500.00 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 EUGENIA THOMPSON, H MARVIN THOMPSON. CAM XIX Trust 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. Planet Home Lending, LLC is acting as the Mortgage Servicer for CAM XIX Trust who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Planet Home Lending, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAM XIX Trust



4666856

c/o Planet Home Lending, LLC  
321 Research Parkway, Suite 303, Meriden, CT 06450

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

LOT NO TWENTY (20), IN BLOCK NO TWO (2), OF CASTLE HILLS SECTION I, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 4, PAGE 5, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY  
ADDRESS:**

103 SUSSEX DELL DR, 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 refiled 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 9 day of August, 2018

Respectfully,

JACK O'BOYLE & ASSOCIATES

  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300

[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

 Travis H. Gray | SBN: 24044965

[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

\_\_\_\_\_  
Chris S. Ferguson | SBN: 24069714

[chris@jackoboyle.com](mailto: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