

20TX373-0126
304 SHERWOOD DR., VICTORIA, TX 77901

2021 NOV 15 P 12:27

NOTICE OF FORECLOSURE SALE

David Grealy
COUNTY CLERK
VICTORIA COUNTY, TEXAS

- Property:** The Property to be sold is described as follows:
- BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER FIFTEEN (15), OF TANGLEWOOD SECTION V, 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 51 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
- Security Instrument:** Deed of Trust dated July 29, 2016 and recorded on August 1, 2016 as Instrument Number 201608561 in the real property records of VICTORIA County, Texas, which contains a power of sale.
- Sale Information:** January 04, 2022, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by CHRISZELDA MENDOZA secures the repayment of a Note dated July 29, 2016 in the amount of \$172,699.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Choice Legal Group, P.A.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Jo Woolsey, Bob Frisch,
Arnold Mendoza, Sandra Mendoza, Vicki
Hammonds, Jodi Steen, Ramon Perez, Garrett
Sanders, Megan Ysassi, John Sisk, Amy Ortiz,
Alexis Mendoza, Susana Sandoval, Elizabeth
Anderson, Janice Stoner and Auction.com
employees, including but not limited to those listed
herein
c/o Choice Legal Group, P.A.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VICTORIA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILE No. 10020
County Clerk, Victoria County, Texas
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 27th day of February, 2021, Timothy LaQuay and Linda LaQuay (collectively the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Victoria County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; 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 the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of January, 2022, between the hours of 11:00 A.M. and 2:00 P.M., I will sell the Property to the highest bidder for cash at the front of the East door of the courthouse building located at 115 North Bridge Street, where the Commissioners Court has designated such sales to take place. The building is located at 115 North Bridge Street, Victoria, Texas, 77901.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor 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.

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 send of this notice immediately.

Said Property is described as follows:

1. BEING LOT NUMBER TEN (10), IN BLOCK NUMBER THREE (3), OF VICTORIA INDUSTRIAL PARK NO. 4, SECION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 61B, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 13th day of December, 2021.

Address of Substitute Trustee:

8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179


By: 

Bob Frisch
Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

12 FILED 17pm
O'CLOCK

DEC 13 2021

Heidi Easley
Clerk County Court, Victoria County, Texas
By  Deputy

NOTICE OF FORECLOSURE SALE

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

December 13, 2021

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: November 1, 2015

Trustee:

Dennis J. Kowalik

Address:

5001-C John Stockbauer Drive
Victoria, Victoria County, Texas 77904

Substitute Trustee:

Charles C. Ferguson, II

Address:

101 W. Goodwin Ave., Suite 720
Victoria, Victoria County, Texas 77904

Leslie A. Werner

Address:

101 W. Goodwin Ave., Suite 720
Victoria, Victoria County, Texas 77904

Grantors: Lynette Darst and Joey Rodriguez

Mortgagee: Richard Sterling Anderson (hereafter "Lender")

Recording Information: 201512523 of the real property records of Victoria County, Texas.

Property Address: 101 Albert Ave.

Telferner, TX 77988

Legal Description: Being Lot Number Three (3) in Block Number One (1), of HILSHIRE ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 3, Page 82 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

Note Secured by Deed of Trust: PROMISSORY NOTE (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: November 1, 2015

Original Principal Amount: \$61,000.00

Makers: Lynette Darst and Joey Rodriguez

Lender: Richard Sterling Anderson

Property: All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

Sale Location: 101 N Bridge St, Victoria, TX 77901, at the steps of the Victoria County Courthouse.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 a.m. or within three hours from that time.

Sale Date: January 4, 2022

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on January 4, 2022 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title,

and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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

Charles C. Ferguson, II
Charles C. Ferguson, II or Leslie A. Werner,
Trustee

2:13 FILED P.M.
O'CLOCK

DEC 13 2021

Heidi Easley
Clerk County Court, Victoria County, Texas
By *M. A.* Deputy