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Sarah Caskey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Our Case No. 24-00255-FC-2

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

THE STATE OF TEXAS
COUNTY OF VICTORIA

Deed of Trust Date:
December 27, 2018

Property address:
324 BRUSHY CREEK
VICTORIA, TX 77904

Grantor(s)/Mortgagor(s):
MICHAEL W. MAYS AND RHONDA MAYS, HUSBAND
AND WIFE

LEGAL DESCRIPTION: BEING LOT NUMBER EIGHT (8), IN BLOCK TWENTY (20), OF TERRA VISTA SUBDIVISION-PHASE VIII, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 137 A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
WESTAR MORTGAGE CORPORATION DBA CITY
MORTGAGE GROUP ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: JULY 2, 2024

Property County: VICTORIA

Original Trustee: HEATHER MARCHLINSKI

Recorded on: December 28, 2018
As Clerk's File No.: 201814587
Re-Recorded on: May 15, 2019
As Clerk's File No.: 201905538
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Arnold Mendoza, Alexis Mendoza, Sandra Mendoza,
Jennyfer Sakiewicz, Adolfo Rodriguez, Susan Sandoval,
Leslye Evans, W D Larew, Sarah Mays, Marinosci Law
Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Adolfo Rodriguez, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

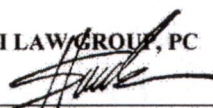
AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, April 11, 2024

MARINOSCI LAW GROUP, PC

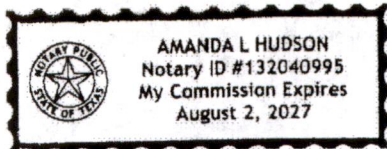
By: 
SAMMY HOODA
MANAGING ATTORNEY

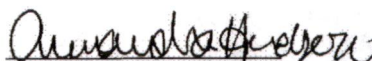
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 11th day of April 2024, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 8-2-2027

Amanda Hudson
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC Return to: MARINOSCI LAW GROUP, P.C.
425 PHILLIPS BOULEVARD MARINOSCI & BAXTER
EWING, NJ 08618 16415 Addison Road, Suite 725
Our File No. 24-00255 Addison, TX 75001

1503 E Mimosa Ave, Victoria, TX 77901

24-007504

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: 07/02/2024

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Victoria County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/25/2008 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number 200811781, with Ramon A Salinas (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Gardner Financial Services, Ltd. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ramon A Salinas, securing the payment of the indebtedness in the original amount of \$58,392.00, 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. BEING LOT NUMBER TWO (2), IN BLOCK NUMBER SEVEN (7), OF PARKWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 26, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

FILED

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MD

Patricia O'Connell
COUNTY CLERK
VICTORIA COUNTY, TEXAS



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6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715



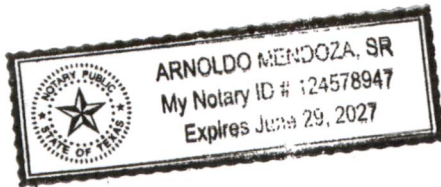
SUBSTITUTE TRUSTEE

Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Adolfo Rodriguez OR AUCTION.COM OR Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho OR Kirk Schwartz, Candace Sissac c/o Albertelli Law 6565 N MacArthur Blvd, Suite 470 Irving, TX 75039

STATE OF TEXAS
COUNTY OF NUECES

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


GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of April, 2024.



Arnolando Mendoza, Sr
NOTARY PUBLIC in and for
NUECES COUNTY
My commission expires: 6-29-27
Print Name of Notary: Arnolando Mendoza, Sr

CERTIFICATE OF POSTING

My name is Sandra Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 4.25.24 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: Sandra Mendoza
Date: 4.25.24

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/3/2004	Grantor(s)/Mortgagor(s): RENE R. CARDONA AND WIFE PAMELA K. CARDONA
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 200403254	Property County: VICTORIA
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 7/2/2024	Earliest Time Sale Will Begin: 11:00 AM
Place of Sale of Property: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Auction.com, Adolfo Rodriguez, Janice Stoner or Jodi Steen, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.


The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 4/26/2024



Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for Wells Fargo Bank, N.A.

Dated: 2 May 2024

Bob Frisch

Printed Name: Blff D

Substitute Trustee
 c/o Auction.com
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

FILED

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Jolivi Carter
 COUNTY CLERK
 VICTORIA COUNTY, TEXAS

EXHIBIT "A" LEGAL DESCRIPTION

All that certain tract or parcel of land containing 1.50 acres situated in the Alejandro Esparza Survey, A-28, Victoria County, Texas and being that same property as described in a Warranty Deed dated June 1, 1993 from Katy Kisiah, Opal Marie Crabtree and John Kisiah, Jr. to Larry J. Janis and wife, Jeanne L. Janis recorded in Volume 0062, Page 537 of the Victoria County Official Records. This 1.50 acres is more particularly described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch iron rod found as called for located at the South corner of the abovesaid 1.50 acre tract for the South corner of this 1.50 acre tract being described ;

THENCE, N 34° 10' 21" W (Base Bearing) [N 34° 10' 21" W, Deed Call] for a distance of 326.74 feet [326.70 feet, Deed Call] to an existing 5/8 inch iron rod located at the West corner of said 1.50 acre tract for the West corner of this 1.50 acres being described;

THENCE, N 55° 50' 10" E [N 55° 49' 29" E, Deed Call] for a distance of 200.02 feet [200.00 feet, Deed Call] to an existing 5/8 inch iron rod located at the North corner of the said 1.50 acre tract and for the North corner of this 1.5 acre tract being described;

THENCE, S 34° 10' 17" E [S 34° 10' 21" E, Deed Call] for a distance of 326.71 [326.70 feet, Deed Call] to an existing 5/8 inch iron rod located at the East corner of the said 1.50 acre tract and for the East corner of this 1.50 acres being described;

THENCE, S 55° 49' 39" W [S 55° 49' 29" W, Deed Call] for a distance of 200.01 feet [200.00 feet, Deed Call] to the **PLACE OF BEGINNING**, containing within these metes and bounds 1.50 acres.

PROPERTY SUBJECT TO A PROPOSED 50 FOOT WIDE ACCESS EASEMENT WITH CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER OF AN EXISTING GRAVEL DRIVE WITH THE NORTHWEST LINE OF AN EXISTING COUNTY ROAD, ALSO BEING THE SOUTHEAST LINE OF THE AFORESAID TRACT I, WHICH POINT BEARS N 55° 00' 00" E, 807.13 FEET FROM A FENCE POST FOUND MARKING THE RECOGNIZED SOUTH CORNER OF TRACT I;

THENCE, IN A NORTHERLY DIRECTION WITH THE CENTER OF SAID EXISTING GRAVEL DRIVE AS FOLLOWS;

N 22° 58' 24" W, 27.21 FEET;
N 12° 30' 53" W, 51.57 FEET;
N 10° 17' 42" E, 65.87 FEET;
N 24° 18' 16" E, 54.56 FEET;
AND N 36° 29' 15" E, 31.76 FEET TO A POINT FOR CORNER;

THENCE N 33° 42' 15" W, 187.28 FEET AND N 34° 10' 21" W, 50.00 FEET TO THE TERMINUS POINT OF SAID PROPOSED ACCESS EASEMENT, WHICH SAID POINT IS N 34° 10' 21" W, 50.0 FEET AND N 55° 49' 29" E, 25.0 FEET FROM THE EAST CORNER OF THE AFOREDESCRIBED 1.5 ACRE TRACT.