

Our File Number: 21-01573
Name: JOSEPH D ESCAMILLA,

FILE No. 9971
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 29, 2020, JOSEPH D. ESCAMILLA, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GREAT WESTERN FINANCIAL SERVICES, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202005658 in the DEED OF TRUST OR REAL PROPERTY RECORDS of VICTORIA COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 3, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at **THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in VICTORIA COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT THIRTY-EIGHT (38), BLOCK NO. TWELVE (12), SHENANDOAH UNIT 3, CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 4, MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 506 SHILOH DRIVE, VICTORIA, TX 77904
Mortgage Servicer: CENLAR FSB
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD, EWING, NJ 08618

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

ACTIVE MILITARY SERVICE NOTICE

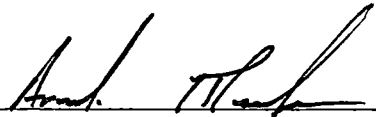
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

WITNESS MY HAND this 9th day of Jun, 2021.

FILED

2021 JUN -9 P 1:23

M. D.
Debra Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS



Jo Woolsey, Bob Frisch, Arnold Mendoza,
Sandra Mendoza, Vicki Hammonds, Jodi Steen,
Ramon Perez, Garrett Sanders, Megan Ysassi,
John Sisk, Amy Ortiz, Janice Stoner

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILE No. 9978
County Clerk, Victoria County, Texas

405 WOODWAY DR
VICTORIA, TX 77904

00000009155037

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: August 03, 2021

Time: The sale will begin at 11:00 AM 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 November 18, 2019 and recorded in Document CLERKS'S FILE NO, 201912898 real property records of VICTORIA County, Texas, with JAMES A. MOREHEAD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES A. MOREHEAD, securing the payment of the indebtednesses in the original principal amount of \$294,500.00, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618

FILED
2021 JUN 24 A 9:45

Diana Cochran
COUNTY CLERK
VICTORIA COUNTY, TEXAS



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

405 WOODWAY DR
VICTORIA, TX 77904

0000009155037

0000009155037

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER SEVEN (7), OF WOODWAY III, AN ADDITIONAL TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 312 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR THE DESCRIPTIVE PURPOSES.

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: 08/03/2021

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

Place: Victoria County, Texas at the following location: **FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 107 BANYAN COURT, VICTORIA, TX 77901

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 04/20/2006 and recorded 05/08/2006 in Document 200606024, real property records of Victoria County, Texas, with **MARTHA LANTZ**, grantor(s) and **AAMES FUNDING CORPORATION, DBA AAMES HOME LOAN**, as Lender, U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for **GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4**, 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 **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **MARTHA LANTZ**, securing the payment of the indebtedness in the original principal amount of **\$80,750.00**, 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**, as successor in interest to **Bank of America National Association**, successor by merger to **LaSalle Bank National Association**, as Trustee for **GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4** is the current mortgagee of the note and deed of trust or contract lien.

FILED *ro*

2021 JUN 24 A 10:46

Diana Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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:

TRACT I:

BEING Lot No. Nine (9), in Block No. four (4) of TANGERINE UNIT 1, a subdivision to the City of Victoria, Victoria County, Texas, according to the established map and plat of said subdivision recorded in volume 6, page 153, of the map and plat records Victoria county, Texas, reference to which is herenow made for all purposes.

TRACT II:

Maintenance and yard use easement in the following tract:

BEING Lot No. Ten (10), In Block No. four (4), of TANGERINE UNIT 1, a subdivision to the City of Victoria, Victoria County, Texas, and being more fully described as follows:

BEGINNING at the most Northerly corner of Lot 10, Block 4, Tangerine Unit 1 subdivision, as recorded February 5, 1982, in volume 6, page 153, plat records of Victoria County, Texas:

THENCE South 45 deg. 12 min. 55 sec. East a distance of 50.7 feet to a point for corner;

THENCE South 44 deg. 47 min. 05 sec. West a distance of 8.4 feet to a point for a corner;

THENCE North 45 deg. 12 min 55 sec. West with a Northeast wall of the residence a distance of 5.0 feet to the point for a corner;

THENCE South 44 deg. 47 min. 05 sec. West with a Northwest wall of the residence a distance of 2.5 feet to the point for a corner;

THENCE North 45 deg. 12 min. 55 sec. West with a Northeast wall of the residence and garage a distance of 23.2 feet to a point for a corner;

THENCE with the front of the garage South 44 deg. 47 min. 05 sec. West a distance of 1.3 feet to the point for a corner;

THENCE North 45 deg. 12 min. 55 sec. West a distance of 22.5 feet to a point for a corner;

THENCE with the Southeasterly boundary of Banyan Court North 44 deg. 47 min. 05 sec. East a distance of 12.2 feet to the PLACE OF BEGINNING.

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. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

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 23, 2021



Stephanie Spurlock, Camisha Scott, Iman Walcott, ~~Tanesha Humphrey~~, 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

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, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. 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.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/17/2006

Grantor(s)/Mortgagor(s):
RUBEN VASQUEZ AND YOLANDA VASQUEZ

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200611558

Property County:
VICTORIA

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: LOT 20, BLOCK 3, MEADOWBROOK SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 322, PAGE 23, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: 8/3/2021

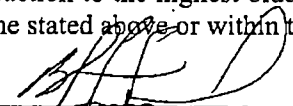
Earliest Time Sale Will Begin: 11:00AM

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.

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):
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.


Jo Woolsey, ~~Bob Frisch~~, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz, Janice Stoner or Jodi Steen or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED

2021 JUN 24 A 11:28


HEIDI CASLER
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale, approved by the Judicial District Court of Victoria County, Texas in Cause #21-03-86972-D.

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

Being Lot Number One (1), in Block Number One (1), of Dixon Manor No. 1, a subdivision in Victoria County, Texas, according to the established map and plat of record in Volume 7, Page 13A, of the 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: August 3, 2021

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the following location: **At the Front of the East side door entrance of VICTORIA COUNTY COURTHOUSE located at 115 N. Bridge St., Victoria, Texas**, said location having been designated by the county commissioners of Victoria County, Texas ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale.)

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

FILED

2021 JUN 29 A 11:13


HEIDI CORDER
COUNTY CLERK
VICTORIA COUNTY, TEXAS

3. **Terms of Sale.** 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 beneficiary 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 the sale.

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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

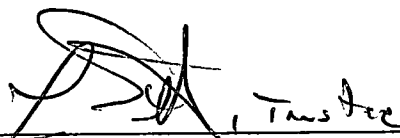
4. **Type of Sale.** The sale is a home equity deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by deed of trust executed by **Genaro Garcia and Alma Garcia**, and pursuant to a court order approving foreclosure. The deed of trust is dated June 3, 2016, and recorded as Instrument #201606650, Official Records of Victoria County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described in a promissory note dated June 3, 2016, in the original principal amount of **\$90,000.00**, executed by **Genaro Garcia and Alma Garcia** and payable to the order of **First State Bank, Yoakum, Texas**. **Crossroads Bank** is the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

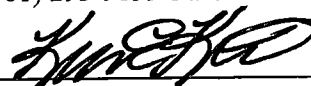
Questions concerning the sale may be directed to the undersigned.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: June 28, 2021



LAYNE BRANDT, Trustee
CROSSROADS BANK,
FORMERLY KNOWN AS
FIRST STATE BANK, YOAKUM, TEXAS
P. O. Box 778
Yoakum, Texas 77995
(361) 293-3572 Telephone
(361) 293-9133 Facsimile



KENNETH E. KVINTA
KENNETH E. KVINTA, P.C.
403 W. Grand
P. O. Box 775
Yoakum, Texas 77995
(361) 293-2352 Telephone
(361) 293-3832 Facsimile

Notice of Trustee's Sale

FILE No. 9982
County Clerk, Victoria County, Texas

Date: July 6, 2021

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 2/16/2018, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 2/16/2018, executed by Patsy Migura to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201801832, Official Public Records of Victoria County, Texas

Property: Tract 62, a 5.062 acre tract in the Day Land and Cattle Company Survey, A4-77, in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): August 3, 2021

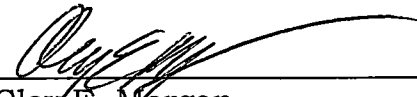
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

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

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



Clay E. Morgan

FILED

EXHIBIT "A"

2021 JUL -6 P 1:19

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

87
Diana Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FIELD NOTES FOR TRACT NO. 62, A 5.062 ACRE TRACT IN THE DAY LAND & CATTLE COMPANY SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 5.062 acre tract, lot, or parcel of land out of and being a part of the Day Land & Cattle Company Survey, A-477, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77, from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found, in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 66 deg. 54 min. 33 sec. W, 107.31 feet; 107.33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement.

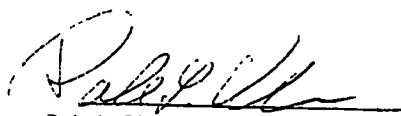
THENCE with the center of the last said 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1094.76 feet to a 5/8 inch iron rod set; N 44 deg. 39 min. 10 sec. E, 1185.69 feet to a 60d nail set for the POINT OF BEGINNING, the west corner of this tract.

THENCE continuing with the center of said 60 foot access easement, N 44 deg. 39 min. 10 sec. E, 603.30 feet to a 5/8 inch iron rod set at an angle of said easement, for the north corner of this tract.

THENCE continuing with the center of a 60 foot access easement, S 51 deg. 23 min. 55 sec. E, 329.81 feet to a 60d nail set for the east corner of this tract.

THENCE S 40 deg. 07 min. 32 sec. W, at 30.00 feet pass a 5/8 inch iron rod Set for Reference, 644.44 feet in all to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 44 deg. 41 min. 18 sec. W, at 348.86 feet pass a 5/8 inch iron rod Set for Reference, 378.86 feet in all to the POINT OF BEGINNING, containing 5.062 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #. 116211-62

Date Created: 01-28-13

Notice of Trustee's Sale

FILE No. 9983
County Clerk, Victoria County, Texas

Date: July 6, 2021

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/18/2020, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/18/2020, executed by Fernando Candia to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202005209, Official Public Records of Victoria County, Texas

Property: (Tract 74-2): 6.764 acre tract in the Indianola Railroad Company Survey, A-190 in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): August 3, 2021


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

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

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

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

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


Clay E. Morgan

FILED

EXHIBIT "A"

2021 JUL -6 P 1:18

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

Dale Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FIELD NOTES FOR A 6.764 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 74, Willow Creek Ranch 2, an unrecorded subdivision, and being a 6.764 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Instrument No. 201102378 and 201313880, Victoria County Official Public Records, the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Henry William Javer 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1649.93 feet to the POINT OF BEGINNING, for the northeast corner of this tract.

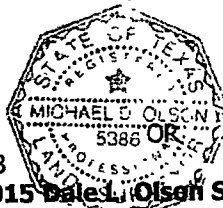
THENCE S 14 deg. 38 min. 45 sec. W, at 30.09 feet pass a 5/8 inch iron rod Set for Reference in the south line of Willow Creek Ranch Road, 826.72 feet in all to a point in the center of a creek, for the southeast corner of this tract.

THENCE with the center of said creek, S 59 deg. 19 min. 57 sec. W, 203.64 feet to a point for an angle; N 67 deg. 58 min. 43 sec. W, 125.54 feet to a point for an angle; N 45 deg. 57 min. 40 sec. W, 55.86 feet to a point for the southwest corner of this tract.

THENCE N 14 deg. 38 min. 45 sec. E, at 918.60 feet pass a 5/8 inch iron rod set in the south line of Willow Creek Ranch Road, 949.11 feet in all to a point where same intersects the center of Willow Creek Ranch Road, the common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, for the northwest corner of this tract

THENCE with the center of Willow Creek Ranch Road and common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, S 64 deg. 51 min. 34 sec. E, 176.12 feet to a 5/8 inch iron rod found at an angle; S 79 deg. 43 min. 19 sec. E, 143.62 feet to the POINT OF BEGINNING, containing 6.764 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s_74

Date Created: 8-28-15

FILED

2021 JUL -7 P 1:26

M. A.

Dacia Casala
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Foreclosure Sale

July 2, 2021

Deed of Trust

Dated: May 8, 2018

Grantor: Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC

Trustee: Craig Mechura

Lender: Craig Mechura and Natalie Mechura

Recorded in: Number 201805241, Official Public Records of Victoria County, Texas

Legal Description: Lot Number Twenty-Two (22), in Block Number One (1) of Mesquitewood Estates Section I, an addition to Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 34 of the Plat Records of Victoria County, Texas, to which reference is here made for all purposes

Secures: Promissory Note ("Note 1") in the original principal amount of \$530,000.00, executed by Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender, as modified December 1, 2020, by the Note 1 Loan Modification Agreement.

Foreclosure Sale:

Date: Tuesday, August 3, 2021

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: 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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by

the lien of the Deed of Trust.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Carl R. Dawson
Attorney for mortgagee

FILED

2021 JUL -7 P 1:27

M. D.

Diana Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Foreclosure Sale

July 2, 2021

Deed of Trust

Dated: May 8, 2018

Grantor: Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC

Trustee: Craig Mechura

Lender: Mechura Machine Works, LLC

Recorded in: Number 201805243, Official Public Records of Victoria County, Texas

Legal Description: Lot Number Twenty-Two (22), in Block Number One (1) of Mesquitewood Estates Section I, an addition to Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 34 of the Plat Records of Victoria County, Texas, to which reference is here made for all purposes

Secures: Promissory Note ("Note 2") in the original principal amount of \$2,650,000.00, executed by Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender, as modified December 1, 2020, by the Note 2 Loan Modification Agreement

Foreclosure Sale:

Date: Tuesday, August 3, 2021

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: 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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by

the lien of the Deed of Trust.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Carl R. Dawson
Attorney for mortgagee

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 IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED

2021 JUL 13 A 9:50

J. Castan
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, FRANK F. BARBONTIN delivered that one certain Deed of Trust dated MARCH 6, 2008, which is recorded in INSTRUMENT NO. 200802635 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$60,000.00 payable to the order of ANTONIA J. HOBIZAL, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, KAMINI BAY ASSET MANAGEMENT, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

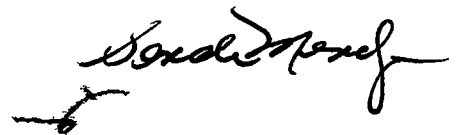
NOTICE IS HEREBY GIVEN that on Tuesday, AUGUST 3, 2021, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of VICTORIA County, Texas, for such sales (OR AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of LAND HOME FINANCIAL SERVICES, INC., the Mortgage Servicer, is P.O. BOX 25164, SANTA ANA, CA 92799. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JULY 12, 2021.



SUBSTITUTE TRUSTEE(S)
**MICHAEL J. SCHROEDER OR SANDRA MENDOZA
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR
SUSAN SANDOVAL OR W.D. LAREW OR SARAH
MAYS**

FILE NO.: MISC-1691
PROPERTY. 514 FM 446
VICTORIA, TX 77905

FRANK J. BARBONTIN

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tel: (972) 394-3086
Fax: (972) 394-1263

EXHIBIT "A"

A certain tract of land situated in Victoria County, Texas, described as follows:

Being 0.62 acres, more or less, out of the Maria Jesusa deLeon, widow of Rafael Manchola Grant, Abstract 87, Victoria County, Texas. Said 0.62 acres also being out of and a part of that certain 36.8221 acre tract known as Share No. 1 as allotted to Gustave Stange in Decree of Partition as recorded in Volume 26, at Page 26, of the District Court Records of Victoria County, Texas and being the same tract more particularly depicted by metes and bounds in Warranty Deed from Annie C. Angleas to Jake V. Hobizal *and wife Antonia J Horbizal* dated January 23, 1967, recorded in Volume 685, Page 319, of the Deed Records of Victoria County Texas, together with improvements located thereon.

**FILE NO.: MISC-1691
FRANK J. BARBONTIN**