

FILE No. 9966
County Clerk, Victoria County, Texas

FILED

2021 APR 20 P 4:40

M. A.
Heidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Heidi Casley
4/14/2021 2:43 PM FEE: \$23.50
Heidi Easley, County Clerk
Victoria County, Texas
APP 202104511 Pages: 2

Our File No. 21-01310

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

THE STATE OF TEXAS
COUNTY OF VICTORIA

Deed of Trust Date:
July 29, 2016

Property address:
65 LIVE OAK DR
INEZ, TX 77968

Grantor(s)/Mortgagor(s):
DARREN DRASTATA AND KELLEY MARIE
DRASTATA, HUSBAND AND WIFE

LEGAL DESCRIPTION: BEING TRACT NUMBER
THREE (3), OF LIVE OAK ESTATES, AN ADDITION IN
VICTORIA COUNTY, TEXAS, ACCORDING TO THE
ESTABLISHED MAP AND PLAT OF SAID ADDITION
IN VOLUME 5, AT PAGE 21 OF THE PLAT RECORDS
OF VICTORIA COUNTY, TEXAS, TO WHICH
REFERENCE IS HEREMADE FOR DESCRIPTIVE
PURPOSES.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR EVERETT FINANCIAL, INC.,
D/B/A SUPREME LENDING

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
AMERIHOME MORTGAGE COMPANY, LLC

Date of Sale: JULY 6, 2021

Property County: VICTORIA

Original Trustee: SCOTT EVERETT

Recorded on: August 1, 2016
As Clerk's File No.: 201608566
Mortgage Servicer:
AMERIHOME MORTGAGE COMPANY, LLC

Substitute Trustee: MARINOSCI LAW GROUP, P.C., JO
WOOLSEY, BOB FRISCH, ARNOLD MENDOZA,
SANDRA MENDOZA, VICKI HAMMONDS, JODI
STEEN, RAMON PEREZ, GARRETT SANDERS,
MEGAN YSASSI, JOHN SISK, AMY ORTIZ, JANICE
STONER, ALEXIS MENDOZA, SUSANA SANDOVAL,
LESLYE EVANS, W D LAREW, SUBSTITUTE
TRUSTEES

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(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 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 MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB
FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, RAMON PEREZ, GARRETT
SANDERS, MEGAN YSASSI, JOHN SISK, AMY ORTIZ, JANICE STONER, ALEXIS MENDOZA, SUSANA SANDOVAL,
LESLYE EVANS, W D LAREW, 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 6, 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. 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 County Courthouse 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 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, 13 April 2021

MARINOSCI LAW GROUP, P.C.

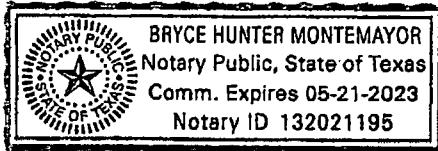
By: *Christopher K. Baxter*
CHRISTOPHER K. BAXTER
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor the undersigned officer, on this, the 13 day of April 2021, personally appeared CHRISTOPHER K. BAXTER, 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)



Bryce Hunter Montemayor
Notary Public for the State of TEXAS

My Commission Expires: 5-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 21-01310

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

FILED

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

FILE No. 9907
County Clerk, Victoria County, Texas

2021 APR 20 P 4:41

Heidi Easley

4/14/2021 2:43 PM FEE: \$23.50

Heidi Easley, County Clerk
Victoria County, Texas

APP 202104511 Pages: 2

M. A.
Heidi Easley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Our File No. 21-01310

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

THE STATE OF TEXAS
COUNTY OF VICTORIA

Deed of Trust Date:
July 29, 2016

Property address:
65 LIVE OAK DR
INEZ, TX 77968

Grantor(s)/Mortgagor(s):
DARREN DRASTATA AND KELLEY MARIE
DRASTATA, HUSBAND AND WIFE

LEGAL DESCRIPTION: BEING TRACT NUMBER
THREE (3), OF LIVE OAK ESTATES, AN ADDITION IN
VICTORIA COUNTY, TEXAS, ACCORDING TO THE
ESTABLISHED MAP AND PLAT OF SAID ADDITION
IN VOLUME 5, AT PAGE 21 OF THE PLAT RECORDS
OF VICTORIA COUNTY, TEXAS, TO WHICH
REFERENCE IS HEREMADE FOR DESCRIPTIVE
PURPOSES.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR EVERETT FINANCIAL, INC.,
D/B/A SUPREME LENDING

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
AMERIHOME MORTGAGE COMPANY, LLC

Date of Sale: JULY 6, 2021

Property County: VICTORIA

Original Trustee: SCOTT EVERETT

Recorded on: August 1, 2016
As Clerk's File No.: 201608566
Mortgage Servicer:
AMERIHOME MORTGAGE COMPANY, LLC

Substitute Trustee: MARINOSCI LAW GROUP, P.C., JO
WOOLSEY, BOB FRISCH, ARNOLD MENDOZA,
SANDRA MENDOZA, VICKI HAMMONDS, JODI
STEEN, RAMON PEREZ, GARRETT SANDERS,
MEGAN YSASSI, JOHN SISK, AMY ORTIZ, JANICE
STONER, ALEXIS MENDOZA, SUSANA SANDOVAL,
LESLYE EVANS, W D LAREW, SUBSTITUTE
TRUSTEES

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(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 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 MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, RAMON PEREZ, GARRETT SANDERS, MEGAN YSASSI, JOHN SISK, AMY ORTIZ, JANICE STONER, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS, W D LAREW, 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 6, 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. 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 County Courthouse 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 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, 13 April 2021

MARINOSCI LAW GROUP PC

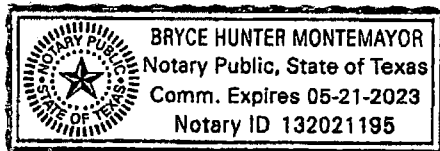
By: Christopher K. Baxter
CHRISTOPHER K. BAXTER
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor the undersigned officer, on this, the 13 day of April 2021, personally appeared CHRISTOPHER K. BAXTER, 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)



Bryce Hunter Montemayor
Notary Public for the State of TEXAS

My Commission Expires: 5-21-2023
Bryce Hunter Montemayor
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 14643 DALLAS PARKWAY, SUITE 750
Our File No. 21-01310 DALLAS, TX 75254

FILED

FILE No. 9969
County Clerk, Victoria County, Texas

2021 MAY 20 A 10:36

an
Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS

0000009115205

109 IDYLWOOD PL
VICTORIA, TX 77901

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: July 06, 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 07, 2016 and recorded in Document CLERK'S FILE NO. 201612577 real property records of VICTORIA County, Texas, with MATTHEW GRUNDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW GRUNDER, securing the payment of the indebtednesses in the original principal amount of \$137,082.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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



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: _____

109 IDYLWOOD PL
VICTORIA, TX 77901

0000009115205

0000009115205

VICTORIA

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VICTORIA, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER TWENTY-FIVE (25), OF TANGLEWOOD SECTION IX, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 65, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

NOTICE OF 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 OR 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. Property to Be Sold. The property to be sold is described as follows: BEING ALL OF LOT NO. FORTY TWO (42), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES 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 2, PAGE 54, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/05/2005 and recorded in Document 200511272 real property records of Victoria County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 07/06/2021

Time: 11:00 AM


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 or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by THOMAS YAWS AND MISTY YAWS, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Legacy Mortgage Asset Trust 2019-GS3 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Legacy Mortgage Asset Trust 2019-GS3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED

2021 JUN -3 P 2:33

M. D.

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

FILE No. 9972
County Clerk, Victoria County, Texas

2021 JUN 10 A 11: 10

aw

Jillie Carley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

0000008102139

2233 CROUCH ROAD
VICTORIA, TX 77905

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: July 06, 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 April 25, 2011 and recorded in Document CLERK'S FILE NO. 201104525 real property records of VICTORIA County, Texas, with KENNETH HUTCHINS AND RUTH J HUTCHINS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KENNETH HUTCHINS AND RUTH J HUTCHINS, securing the payment of the indebtednesses in the original principal amount of \$182,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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.

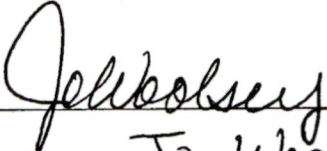
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt 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 Jo Woolsey, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-10-21 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: Jo Woolsey

Date: 6-10-21

2233 CROUCH ROAD
VICTORIA, TX 77905

0000008102139

0000008102139

VICTORIA

EXHIBIT "A"

A 1.849 ACRE TRACT OF LAND BEING IN THE JOHN PRICE SURVEY, A-274 IN VICTORIA COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 1.85 ACRE TRACT OF LAND CONVEYED TO RUTH J. HUTCHINS AND KENNETH HUTCHINS (201102075) AND 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 FLAGGING ATTACHED FOR THE WEST CORNER OF THIS PARCEL IN THE SOUTHEAST MARGIN OF CROUCH ROAD, A COUNTY MAINTAINED ASPHALT ROADWAY;

THENCE, ALONG SAID ROAD MARGIN, N 54 DEG 57' E, 284.28 FEET TO A 5/8" STEEL ROD FOUND BURIED 12" BELOW SURFACE FOR NORTHERLY CORNER (D.C. = 284.0')

THENCE, DEPARTING SAID ROAD MARGIN, S 34 DEG 55' 18" E, 283.49 FEET TO A 5/8" STEEL ROD FOUND BURIED 12" BELOW SURFACE FOR THE EASTERLY CORNER (D.C. = S 35 DEG 00' E, 284.0')

THENCE, PARALLEL WITH SAID ROAD MARGIN, (BASE BEARING) S 54 DEG 57' W, 283.89 FEET TO A 5/8" STEEL ROD FOUND 12" BELOW THE SURFACE FOR SOUTHERLY CORNER (D.C. = 284.0')

THENCE, N 35 DEG 00' W, 283.49 FEET (D.C. = 284.0') TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 1.849 ACRES OF LAND.

1. Plaintiff is the current "mortgagee", as that term is defined in Tex. Prop. Code § 51.0001(4), of a valid Texas reverse mortgage "loan agreement", as that term is defined in Tex. Bus. & Com. Code § 26.02, (the "Loan Agreement") that was created in accordance with TEX. CONST. art. XVI § 50a(7) and secured by the real property and improvements (the "Property") commonly known as 2233 Crouch Road, Victoria, TX 77905 (the "Property") and legally described as:

A 1849 ACRE TRACT OF LAND BEING IN THE JOHN PRICE SURVEY, A-274 IN VICTORIA COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 185 ACRE TRACT OF LAND CONVEYED TO RUTH J. HUTCHINS AND KENNETH HUTCHINS (201102075) AND 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 FLAGGING ATTACHED FOR THE WEST CORNER OF THIS PARCEL IN THE SOUTHEAST MARGIN OF CROUCH ROAD, A COUNTY MAINTAINED ASPHALT ROADWAY;

THENCE, ALONG SAID ROAD MARGIN, N 54 DEG 57' E, 284.28 FEET TO A 5/8" STEEL ROD FOUND BURIED 12" BELOW SURFACE FOR NORTHERLY CORNER (D.C. = 284.0')

THENCE, DEPARTING SAID ROAD MARGIN, S 34 DEG 55' 18" E, 283.49 FEET TO A 5/8" STEEL ROD FOUND BURIED 12" BELOW SURFACE FOR THE EASTERLY CORNER (D.C. = S 35 DEG 00' E, 284.0')

THENCE, PARALLEL WITH SAID ROAD MARGIN, (BASE BEARING) S 54 DEG 57' W, 283.89 FEET TO A 5/8" STEEL ROD FOUND 12" BELOW THE SURFACE FOR SOUTHERLY CORNER (D.C. = 284.0')

THENCE, N 35 DEG 00' W, 283.49 FEET (D.C. = 284.0') TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 1849 ACRES OF LAND.

IT IS FURTHER ORDERED that all of Kenneth Hutchins ("Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the Property.

IT IS FURTHER ORDERED plaintiff has a valid lien on the Property by way of a security instrument dated April 25, 2011 and filed under Document No. 201104525 of the Official Public Records of Victoria County, Texas.

IT IS FURTHER ORDERED that under TEX. CONST. art. XVI, § 50(k)(6)(D), the failure of the obligation specified in the loan documents to pay taxes and assessments on, or insure the homestead property qualified as a default event which required the payment of all principal and interest owed under the Loan Agreement. The necessary conditions precedent for plaintiff to exercise its rights under the security instrument by proceeding with a non-judicial foreclosure against the Property have been accomplished. Plaintiff will enforce its security interest by conducting a non-judicial foreclosure of its lien created under TEX. CONST. art. XVI §§ 50(a)(7) and 50(k) according to TEX. CONST. art. XVI § 50(k)(11), TEX. PROP. CODE § 51.002, and the terms of the Loan Agreement.

IT IS FURTHER ORDERED that the Loan Agreement between Mortgagee and Mortgagor is valid and under the terms of the Loan Agreement and Texas Law is in default.

IT IS FURTHER ORDERED that plaintiff, or its successors or assigns in interest, according to TEX. CONST. art. XVI, § 50(k)(11) shall enforce the Loan Agreement default by foreclosing the security interest encumbering the Property pursuant to the Loan Agreement or TEX. PROP. CODE § 51.002.

IT IS FURTHER ORDERED that this Judgment serves as an Order authorizing plaintiff, or its successors or assigns in interest, to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(7) and 50(k) in compliance with the Loan Agreement, TEX. CONST. art. XVI § 50(k)(11) and TEX. PROP. CODE § 51.002.

IT IS FURTHER ORDERED that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

IT IS FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.

IT IS FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

IT IS FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, Brandy Oliphint, the Attorney Ad Litem is granted the sum of \$ 1200.⁰⁰ and discharged as Ad Litem in this cause.

IT IS FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

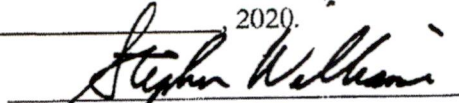
All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

All relief not expressly granted is DENIED.

SIGNED this _____ day of _____, 2020.

Signed: 1/15/2021 10:12 AM

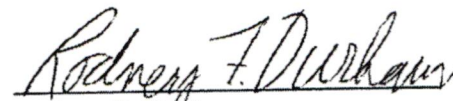

PRESIDING JUDGE

APPROVED AS TO FORM &
SUBSTANCE:

/s/ Brian D. McGrath
Brian D. McGrath
State Bar No.: 24048649
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(972) 341-0602
(972) 341-0734 (Facsimile)
BrianMc@bdfgroup.com

ATTORNEYS FOR PLAINTIFF

AGREED TO FORM:


Rodney F. Durham
State Bar No.: 06281300
306 S. Main
P.O. Box 1397
Victoria, Texas 77902
361-578-8177
361-578-9375 (Facsimile)

ATTORNEY AD LITEM

718 Duck Dr. Victoria, TX. 77905

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

Delia Cooley
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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, 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 & ASSOCIATE, PLLC. 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 July 06, 2021 between the hours of 11am-2pm 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, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in VICTORIA County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 02/28/2008 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 200802615 in the real property records of Victoria County Texas, with WANDA MCNELEY, A SINGLE PERSON as Grantor(s) and CITIFINANCIAL, INC. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by WANDA MCNELEY, A SINGLE PERSON securing the payment of the indebtedness in the original principal amount of \$57,382.31 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 WANDA MCNELEY, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY 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. FCI Lender Services Inc is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FCI Lender Services Inc, as Mortgage Servicer, is representing the Mortgagee, whose address is:

718 Duck Dr



WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE
ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY TRUST
c/o FCI Lender Services Inc
8180 E. Kaiser Blvd
Anaheim Hills, CA 92809

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

BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER SIXTEEN (16), OF QUAIL CREEK
WEST BLOCKS 7, 8, 16, 17, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO
THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORDED IN VOLUME 5, PAGE
29 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY
ADDRESS:**

718 Duck Dr, Victoria, TX 77905

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

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

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

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

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

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

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

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

718 Duck Dr

NOS AND APPT (SVC) 210426

Signed on the 19 day of May, 2021.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray
Jack O'Boyle | SBN: 15165300
jack@jackobovle.com
Travis H. Gray | SBN: 24044965
travis@jackobovle.com
Chris Ferguson | SBN: 24069714
chris@jackobovle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

CERTIFICATE OF POSTING

My name is Bob L Frisch and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on 14 Jun 21 I filed at the office of the Victoria County Clerk and caused to be posted at the Victoria County courthouse (or other designated place) this notice of sale.

Signed: B/L/F

Declarant's Name: Bob L Frisch

Date: 14 Jun 2021

3. The property that is the subject of this foreclosure proceeding is commonly known as 718 Duck Dr Victoria TX 77905 with the following legal description:

BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER SIXTEEN (16), OF QUAIL CREEK WEST BLOCKS 7, 8, 16, 17, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORDED IN VOLUME 5, PAGE 29 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

4. The lien to be foreclosed is indexed or recorded at Number INSTRUMENT NO. 200802615, and recorded in the real property records of Victoria County, Texas.

5. The material facts establishing Respondent(s)'s default in payment are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.

6. Therefore, the Court grants Petitioner's Application for an Expedited Order Under Rule 736 on a Home Equity Loan. Petitioner, and its successors and assigns, may foreclose on the lien described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

7. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

8. The parties hereby agree that this order shall be entered but that a sale shall be held no sooner than July 06, 2021.

SIGNED this ____ day of _____, 20____. Signed: 5/5/2021 11:00 AM



HONORABLE JUDGE PRESIDING

AGREED:

JACK O'BOYLE & ASSOCIATES, PLLC

/s/ Travis H Gray

Travis H Gray
SBN: 24044965
travis@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0643

ATTORNEYS FOR PETITIONER

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN HOLDINGS TRUST, A DELAWARE STATUTORY TRUST

AGREED:

THE WERNER LAW GROUP

/s/ Leslie A. Werner

Leslie A. Werner
SBN 21190150
101 W. Goodwin, Suite 720
Victoria, Texas 77901
Tel: (361) 578-7200
Fax: (361) 485-1949

leslie@werner-lawgroup.com

Attorney for Respondent, Wanda McNeley

FILE No. 9974
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED *RO*

2021 JUN 14 P 4: 35

Date: June 10, 2021

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 11/17/2017, 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 11/17/2017, executed by Daniel Crane and Kary L. Fortenberry to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201712354 of the Official Public Records of Victoria County, Texas

Property: Tract 33, Sec. 2, a 5.009 acre tract out of the Day Land and Cattle Company Survey No. 7, A-477 in Victoria County, Texas

Date of Sale (first Tuesday of month): July 6, 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.

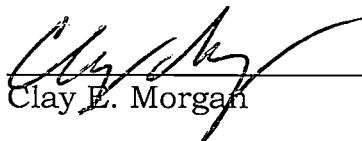

Clay E. Morgan

Exhibit "A"

DALE L. OLSON

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

FIELD NOTES FOR A 5.009 ACRE TRACT IN THE DAY LAND AND CATTLE COMPANY SURVEY NO. 7, IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 33, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.009 acre tract or parcel of land out of and being a part of the Day Land and Cattle Company Survey No. 7, A-477, 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 Doc. No. 201102378 and 201313880, Victoria County Official Public Records, at the southwest corner 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, in the southeast line of that certain 100 acre tract described in a deed to Richard Clyde Chamrad, recorded in Vol. 820, Page 214, Victoria County Deed Records, at the northwest corner of the 423.001 acre tract of which this is a part.

THENCE with the southeast line of the Chamrad 100 acre tract and northwest line of the 423.001 acre tract, S 44 deg. 39 min. 10 sec. W, at 37.76 feet pass a 5/8 inch iron rod set in the south line of Willow Creek Ranch Road, 1763.36 feet to a fence corner post where same corner in the northeast line of that certain 111.03 acre tract described in a deed to Harold R. Lee, recorded in doc. No. 200314127, Victoria County Official Public Records.

THENCE with the northeast line of the Lee 111.03 acre tract and that certain 54.05 acre tract described in a deed to Joe Mares, et. ux., recorded in Doc. No. 201113067, Victoria County Official Public Records, and the upper southwest line of the 423.001 acre tract, S 44 deg. 30 min. 21 sec. W, 731.46 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the west corner of this tract.

THENCE N 43 deg. 56 min. 35 sec. E, at 441.25 feet pass a 5/8 inch iron rod set in the west line of Madrone Lane, a 60 foot roadway easement, 471.25 feet in all to a point in the center of same at an angle corner, for the north or northeast corner of this tract.

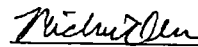
THENCE with the center of Madrone Lane, S 46 deg. 03 min. 27 sec. E, 457.00 feet to a point for the east corner of this tract.

THENCE S 43 deg. 56 min. 33 sec. W, at 30.00 feet pass a 5/8 inch iron rod set in the southwest line of Madrone Lane, 483.62 feet in all to a 5/8 inch iron rod set in the northeast line of the before said Mares 54.05 acre tract and southwest line of the 423.001 acre tract, for the south corner of this tract.

THENCE with the northeast line of the Mares 54.05 acre tract and southwest line of the 423.001 acre tract, N 44 deg. 30 min. 21 sec. W, 457.17 feet to the POINT OF BEGINNING, containing 5.009 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR



Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s_33

Date Created: 7-31-15

FILE No. 9975
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2021 JUN 14 P 4:36

Date: June 10, 2021

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 1/24/2020, in the original principal amount of \$78,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/24/2020, executed by Adolph Hopkins and Wendy Hopkins to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202000897 of the Official Public Records of Victoria County, Texas

Property: Tract 85, a 10.062 acre tract of land in the A. E. Noble Survey, A-380 in Victoria County, Texas

Date of Sale (first Tuesday of month): July 6, 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

Exhibit "A"

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 85, A 10.062 ACRE TRACT IN THE A.E. NOBLE SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 10.062 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, 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 73 deg. 51 min. 21 sec. W, 469.12 feet; at 107.33 feet along the arc pass a 5/8 inch iron rod set where same intersects another 60 foot access easement, 471.05 feet in all to a 60d nail set.

THENCE continuing with the center of said 60 foot access easement, N 82 deg. 51 min. 06 sec. W, 1489.61 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with said line N 82 deg. 51 min. 08 sec. W, 504.47 feet to a 5/8 inch iron rod found where same intersects the east line of the Richard Clyde Chamrad 100 acre tract recorded in Volume 820, Page 214, Victoria County Deed Records, the southwest corner of the Nine Mile Investments 510.086 acre tract, for the southwest corner of this tract.

THENCE with the west line of the 510.086 acre tract and the east line of the Chamrad 100 acre tract and the Mary Gayle Braman Trust 30 acre tract, N 44 deg. 39 min. 10 sec. E, at 37.82 feet pass a 5/8 inch iron rod Set for Reference, at 753.39 feet pass a fence corner post found at the common corner of the Chamrad and Braman tracts, 1319.11 feet in all to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 45 deg. 20 min. 50 sec. E, 400.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 44 deg. 39 min. 10 sec. W, at 974.30 feet pass a 5/8 inch iron rod Set for Reference, 1012.12 feet in all to the POINT OF BEGINNING, containing 10.062 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 #: 116211-85

Date Created: 01-28-13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas §
 § KNOW ALL MEN BY THESE PRESENTS:
County of Victoria §

WHEREAS, by Deed of Trust dated June 4, 2019, Matt Pena and Petra Patsy Ramirez conveyed to PLA Services, Inc, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 17, Block 2, Brownson Terrace I Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map an plat of said addition of record in 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 \$116,900.00 executed by Matt Pena and Petra Patsy Ramirez, and made payable to the order of Dwayne Ponish (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 201906305 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the 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, July 6, 2021, 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, being at the east door of the Victoria County Courthouse, 115 N. Bridge St, Victoria, Texas 77901, to the highest bidder. The time at which the sale will begin will be 10 am, 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 15 day of June, 2021



J. Milton Chapman, Substitute Trustee
101 W. Goodwin, Suite 700, Victoria, TX

FILED

2021 JUN 15 P 1:04



DIDI CASLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 9977
County Clerk, Victoria County, Texas
Notice of Trustee's Sale

FILED

2021 JUN 15 P 3:53


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: June 15, 2021

Trustee: Stephen A. Beal

Street Address for Trustee: PO Box 195607 Dallas, TX 75219

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated April 18, 2013, from Maker, Mr. Eberardo Pineda-Rosas and Ms. Guadalupe Adriana Armendariz, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$84,900.00

Deed of Trust

Date: April 18, 2013

Recording Information: Filed on May 13, 2013, and recorded under document number 201305744 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Eberardo Pineda-Rosas and Ms. Guadalupe Adriana Armendariz, as husband and wife

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: Land Lot No. Twenty-eight (28), Block No. Five (5), MEADOWMERE ADDITION, an addition lying within the corporate limits of THE CITY OF VICTORIA, COUNTY OF VICTORIA, TEXAS, according to the established map and plat thereof recorded in volume 309, Page 530, of the Deed Records, Victoria County, Texas.

Date of Sale (first Tuesday of month): July 6, 2021

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

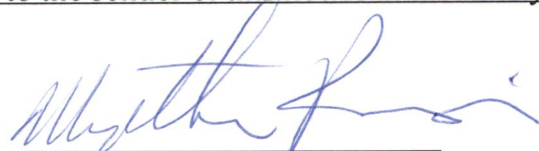
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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

The Trustee may sell the Property in one or more parcels and/or 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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



STEPHEN A. BEAL, TRUSTEE