

FILE No. 9955
County Clerk, Victoria County, Texas

405 WOODWAY DR
VICTORIA, TX 77904

0000009155037

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: March 02, 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. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

FILED

2021 JAN 11 P 12:13

Deirdre Casler
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, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ 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

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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.

Our File Number: 19-13161
Name: BRADLEY DAVIS,

FILE No. 9957
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 21, 2017, BRADLEY DAVIS AND KORINNA MARTIN, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to MICHAEL L RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR THE MONEY SOURCE INC, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201708477, 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, MARCH 2, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at County Courthouse 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: PROPERTY (INCLUDING ANY IMPROVEMENTS): LOT NO. FIVE (5), BLOCK NO. FOUR (4), CRESTWOOD SOUTH SUBDIVISION, CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 298, PAGE 365, DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 809 EAST ANAQUA AVENUE, VICTORIA, TX 77901
Mortgage Servicer: THE MONEY SOURCE, INC.
Noteholder: TIAA, FSB
500 SOUTH BROAD STREET, SUITE #100A, MERIDEN, CT 06450

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 19 day of Jan, 2021.

FILED

2021 JAN 19 P 3:31
M.A.
Diana Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Sandra Mendoza
Marinosci Law Group, P.C., Sandra Mendoza,
Arnold Mendoza, Alexis Mendoza, Susana
Sandoval, Leslye Evans, W D Larew, Substitute
Trustees

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

FILE No. 9958
County Clerk, Victoria County, Texas
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/24/2007

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200701420

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ANALIZ FLEURY LUSTER AND HUSBAND,
JAMES MICHAEL LUSTER
Current Beneficiary/Mortgagee:
U.S. Bank National Association, as Trustee, in trust
for the registered holders of Citigroup Mortgage
Loan Trust 2007-AHL2, Asset-Backed Pass-Through
Certificates, Series 2007-AHL2

Property County:
VICTORIA

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

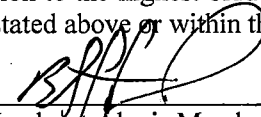
Legal Description: BEING LOT NUMBERS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), IN BLOCK NUMBER SIX (6), OF HILLCREST ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 20, AND CORRECTED IN VOLUME 2, PAGE 56, BOTH OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: 3/2/2021 **Earliest Time Sale Will Begin:** 11AM

Place of Sale of Property: THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET 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.



Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Jo Woolsey, Bob Frisch, 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 FEB -4 P 2:06

M. A.

COUNTY CLERK
VICTORIA COUNTY, TEXAS

MH File Number: TX-14-21930-FC
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF VICTORIA §

WHEREAS, LINDA LAQUAY and TIMOTHY W. LAQUAY (collectively, the "*Grantor*"), executed a Deed of Trust (Security Agreement, Assignment of Leases, Assignment of Rents, and Financing Statement) dated November 13, 2015 and recorded in the Official Public Records of Victoria County, Texas (the "*Records*") under Document No. 201512720, as modified by that certain Renewal, Extension and Modification Agreement dated effective as of April 30, 2020 and recorded in the Records under Document No. 202007180 (collectively and together with all other extensions, modification, and renewals, if any, collectively referred to hereinafter as the "*Deed of Trust*");

WHEREAS, the Grantor, pursuant to the Deed of Trust, conveyed to Donald C. Legato (the "*Original Trustee*") for the benefit Third Coast Bank, S.S.B. (the "*Beneficiary*"), its successors and assigns, all of the real property, personal property, and all other premises described and referred to in the Deed of Trust (the "*Mortgaged Property*"), including the following described property located in Victoria County, Texas:

Lot Ten (10), Block Three (3), of Victoria Industrial Park No. 4, Section 1, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 7, Page 61B of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

WHEREAS, the Deed of Trust secures payment of that certain Revolving Line of Credit Note dated November 13, 2015, executed by TW LaQuay Marine, LLC, a Texas limited liability company (the "*Borrower*"), as the Borrower, and payable to the order of Beneficiary, in the original principal sum of ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$1,450,000.00), as modified by that certain Renewal, Extension and Modification Agreement dated effective as of April 30,



2020 and recorded in the Records under Document No. 202007180 (collectively and together with all other extensions, modification, and renewals, if any, collectively referred to hereinafter as the "Note");

WHEREAS, Beneficiary is the current legal owner and holder of the indebtedness secured by the Deed of Trust (the "Indebtedness"), and the Beneficiary, at Beneficiary's option, with or without cause, may from time to time remove the Original Trustee and appoint a successor trustee to any trustee appointed under the Deed of Trust by instrument recorded in the county in which the Deed of Trust is recorded, and the successor trustee shall succeed to all title, power and duties conferred upon the Original Trustee under the Deed of Trust and by applicable law;

WHEREAS, the Beneficiary has named, constituted and appointed in writing BRADLEY E. RAUCH, ZACHARY SCHNEIDER, ARNOLD MENDOZA, ALEXIS MENDOZA, SANDRA MENDOZA, and ELIZABETH ANDERSON, as Substitute Trustees, each with the power to act independently (and without the joinder of the others) under and by virtue of the Deed of Trust and to hold, possess and exercise all of the title, power and duties conferred upon the Original Trustee under the Deed of Trust and by applicable law;

WHEREAS, the Note has matured, Borrower has defaulted in the payment of the Indebtedness, notice has been given to the Grantor and Borrower by certified mail, return receipt requested, stating that Borrower is in default, and the Borrower was given an opportunity to cure the default, but the Borrower has failed to cure such default(s);

WHEREAS, the proceeds of the Note were used for commercial purposes, and the Mortgaged Property was not to be used by the Grantor for residential purposes;

WHEREAS, the Beneficiary has called upon and requested either or any of Bradley E. Rauch, Zachary Schneider, Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson, or any additional substitute trustee appointed pursuant to the terms of the Deed of Trust, as Substitute Trustees, to perform the Trustee's duties under the Deed of Trust and to post, mail and file, or have posted, mailed, and filed, notice and to sell the Mortgaged Property without prejudice and without creating an election not to proceed against any other collateral securing the obligations of the Grantor to the Beneficiary, and without

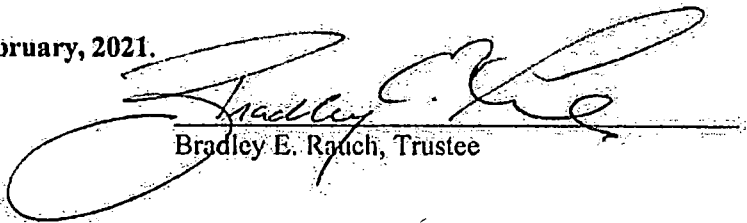
waiving any rights or remedies which the Beneficiary has against the Grantor or any other parties obligated for payment of the Indebtedness;

NOW, THEREFORE, the undersigned Substitute Trustee, at the request of the Beneficiary, hereby gives notice that after due posting of this Notice as required by the Deed of Trust and law, a Substitute Trustee will sell on **March 2, 2021** (that being the first Tuesday of said month, as provided for in Texas Property Code Sec. 51.002) at public auction to the highest bidder for cash, at the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, said location having been designated by the County Commissioners' Court of Victoria County, Texas (or such other location as may be designated by said County Commissioners' Court), the sale to begin no earlier than 11:00 o'clock a.m. and no later than three (3) hours after such time, the Mortgaged Property, including without limitation, all personal property described in the Deed of Trust, owned by the Grantor, Grantor's heirs, legal representatives, successors and assigns, and originally covered by the Deed of Trust, whether or not herein specifically described.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

THE NEXT PAGE IS THE SIGNATURE PAGE

WITNESS BY HAND this 5th day of February, 2021.

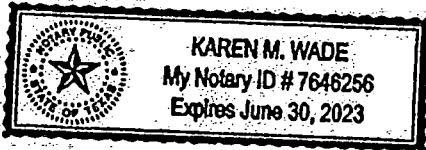

Bradley E. Rauch, Trustee


COUNTY OF HARRIS

§
§
§

STATE OF TEXAS

This document was acknowledged before me on this, the 5th day of February, 2021, by Bradley E. Rauch, Trustee.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name and Address of Substitute Trustees:

Mr. Bradley E. Rauch
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Ms. Alexis Mendoza
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

Mr. Zachary Schneider
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Ms. Sandra Mendoza
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

Mr. Arnold Mendoza
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

Ms. Elizabeth Anderson
Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099

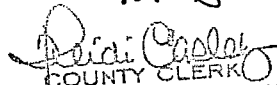
AFTER RECORDING, PLEASE RETURN TO:

Zachary Schneider
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

FILED

2021 FEB -8 P 2:01

M. A.


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: February 9, 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 22, 2019, from Maker, Jessica Llazmin Ramos to Payee, BP-Residential, L.L.C., in the original principal amount of \$52,500.00

Deed of Trust

Date: April 22, 2019

Recording Information: Filed on April 29, 2019, and recorded under document number 201904783 Official Public Records of VICTORIA County, Texas

Grantor: Jessica Llazmin Ramos

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Seven (7) and Eight (8), in Block Number "G", of PUTNEY-MOORE SUBDIVISION, an addition to the City of Victoria. Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 68 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): March 2, 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.

55 FILED

2021 FEB -9 P 12: 04

Deirdre Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.

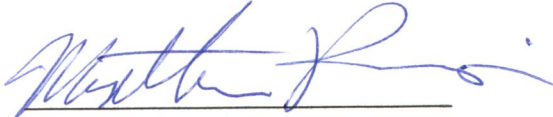
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JARED GRAFMYER and TONI GRAFMYER, dated September 5, 2012, and duly recorded as Instrument No. 201211002, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 2, 2021, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:


See Exhibit "A" attached hereto and made a part hereof;

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

NOTICE

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

Executed this 28 day of Jan, 2021.



HOWARD R. MAREK,
Substitute Trustee
203 N. Liberty
Victoria, Texas 77901
361-573-5500 Telephone
361-570-2184 Facsimile

FILED

2021 FEB -9 P 1:41

M.S.

COUNTY CLERK
VICTORIA COUNTY, TEXAS

25.036 ACRE TRACT
FIELD NOTE DESCRIPTION

STATE OF TEXAS)
COUNTY OF VICTORIA)

Being 25.036 acres situated in and a part of the G. Klamberg Survey No. 50, Abstract No. 430, Victoria County, Texas, and being part of that certain tract of land conveyed to Rose Musselman and recorded in Volume 198, Page 566 of the Deed Records of Victoria County, Texas, and the same as that certain 25.036 acre tract recorded in Instrument Number 200616309 of the Official Records of Victoria County, Texas. This 25.036 acre tract is more fully described by metes and bounds as follows;

BEGINNING at a point in the center of Wilson Road for the South corner of this 25.036 acre tract, also being the South corner of said 25.036 acre tract;

THENCE, with the common line of this tract and a 178.64 acre tract as follows;

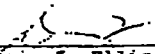
1. N 34°48'09" W, at 35.00 feet passing an iron pipe found on line, a TOTAL DISTANCE of 1540.57 feet to a iron pipe found for the West corner of this 25.036 acres;

2. N 41°51'53" E a distance of 691.06 feet to a iron pipe found for the North corner of this 25.036 acres;

3. S 34°51'35" E at 1663.82 feet passing a iron pipe found, a TOTAL DISTANCE of 1698.82 feet to the East corner of this 25.036 acres;

THENCE, S 55°06'09" W with the center of Wilson Road a distance of 674.13 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 25.036 acres, of which 0.54 of an acre is located in Wilson Road.

The foregoing FIELD NOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on February 20, 2008.


Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736

2-27-08
Date

Exhibit "A"