

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/22/1999

Grantor(s)/Mortgagor(s):
LOUIS R. MARTINEZ, A SINGLE PERSON

Original Beneficiary/Mortgagee:
NORWEST MORTGAGE, INC.

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 199908473

Property County:
VICTORIA

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: BEING ALL OF LOT NO. FIVE (5), IN BLOCK NO. ONE-HUNDRED TEN (110), OF THE NORTH HEIGHTS 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 59, PAGE 293, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

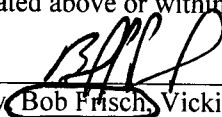
Date of Sale: 4/2/2019

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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


Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders, Jodi Steen or Jamie Steen or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

FILED

2019 JAN 24 P 2:17


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

DEED OF TRUST INFORMATION:

Date: 01/09/2004
Grantor(s): CHRIS R. TREVINO, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR ALETHES, LLC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$54,150.00
Recording Information: Instrument 200400342
Property County: Victoria
Property: LOT NUMBER ELEVEN (11), IN BLOCK NUMBER NINE (9), OF HIGH SCHOOL TERRACE AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, AT PAGE 72 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 3302 CHERRY STREET, VICTORIA, TX 77901-4644

2019 JAN 24 P 2:19
Deidi Woolsey DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF4
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF4
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: 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.
Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours, *Bonial*
Bonial & Associates, P.C.

Our File Number: 18-15646
Name: NANCY M MCINTIRE (ALSO SIGNED BY RICHARD MCINTIRE)

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 24, 1999, NANCY M. MCINTIRE (ALSO SIGNED BY RICHARD MCINTIRE), executed a Deed of Trust/Security Instrument conveying to WILLIAM F. BROWN, as Trustee, the Real Estate hereinafter described, to CENDANT MORTGAGE CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 199906925, 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, APRIL 2, 2019**, 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 the 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:

BEING LOT NO. TWELVE (12), IN BLOCK NO. FOUR (4), OF CEDAR RIDGE ESTATES, AN ADDITION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 3, MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

Property Address: 117 ELEANOR STREET
VICTORIA, TX 77904

Mortgage Servicer: PHH MORTGAGE CORPORATION

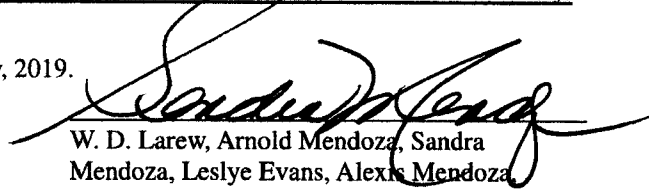
Noteholder: USBANK N.A. AS TRUSTEE FOR THE SASCO 2005-RF5 TRUST
1 MORTGAGE WAY
MOUNT LAUREL, NJ 08054

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 31 day of January, 2019.



W. D. Larew, Arnold Mendoza, Sandra Mendoza, Leslye Evans, Alexis Mendoza
Susana Sandoval, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED

2019 JAN 31 A 9:41



COUNTY CLERK
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 LOT NUMBER THIRTEEN(13), IN BLOCK NUMBER ONE (1), OF MAYFAIR TERRACE SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 52 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/24/2015 and recorded in Document 201504486 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: 04/02/2019

Time: 11:00 AM

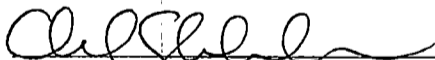
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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.

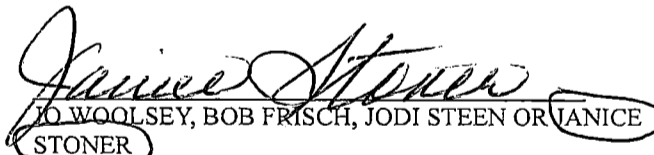
5. Obligations Secured. The Deed of Trust executed by ANTHONY HUTSON AND HEATHER MARIE HUTSON, provides that it secures the payment of the indebtedness in the original principal amount of \$91,315.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WALLICK & VOLK, INC. is the current mortgagee of the note and deed of trust and WALLICK & VOLK INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is WALLICK & VOLK, INC. c/o WALLICK & VOLK INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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 JO WOOLSEY, BOB FRISCH, JODI STEEN OR JANICE STONER, 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 Dentz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, 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 North Dallas Parkway
Dallas, TX 75254




JO WOOLSEY, BOB FRISCH, JODI STEEN OR JANICE STONER
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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.

FILED

2019 FEB -7 A 11:57

OH

COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

FILE No. 9625
County Clerk, Victoria County, Texas

2019 FEB 11 A 11:27

C&S No. 44-18-2739 / FHA / No / FILE NOS
Ditech Financial LLC

Deirdre Oraby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 20, 2017

Grantor(s): Bryan M. Mueller, a single man

Original Trustee: Brett M. Shanks

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns

Recording Information: Clerk's File No. 201703329, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
BEING A 0.313 ACRE TRACT OF LAND AND BEING ALL OF LOT THREE (3), AND A PORTION OF LOT FOUR (4), OF BLOCK THREE (3) OF VOGT'S SUBDIVISION ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 2, PAGE 66 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS AND FURTHER BEING THAT SAME TRACT OF LAND AS CONVEYED FROM ALFREDO HERNANDEZ TO SALVADOR FLORES AND SONIA FUENTES ACCORDING TO INSTRUMENT #201213540 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, SAID 0.313 ACRE TRACT OF LAND AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 04/02/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans, Arnold Mendoza, Jo Woolsey, W.D. Larew, Vicki Hammonds, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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. 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.



4684566

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 7th day of February, 2019.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:



C&S No. 44-18-2739 / FHA / No
Ditech Financial LLC

EXHIBIT A

0.313 ACRE

THE STATE OF TEXAS)
THE COUNTY OF VICTORIA)

BEING a 0.313 acre tract of land and being all of Lot Three (3), and a portion of Lot Four (4), of Block Three (3) of Vogt's Subdivision according to the established map and plat of said subdivision of record in Volume 2, Page 66 of the Plat Records of Victoria County, Texas, and further being that same tract of land as conveyed from Alfredo Hernandez to Salvador Flores and Sonia Fuentes according to Instrument # 201213540 of the Official Public Records of Victoria County, said 0.313 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found to mark the common north corner of said Fuentes tract of land and that certain tract of land conveyed by Fred R. & Elizabeth Stockbauer Investments, Ltd. to Sandro Rosas according to Instrument # 200616772 of the Official Records of said County, in the south right-of-way line of Port Lavaca Drive (100 foot Right-of-Way), and being the common north corner of said Lot Three (3) and Lot Two (2) of said Block Three (3);

THENCE, South 53 deg. 57' 03" East (South 53 deg. 57' 03" East, Record), along said right-of-way line, at 100.00 feet pass the common north corner of said Lots 3 and 4, and continuing for an overall distance of 108.50 (108.50) feet to a 5/8 inch diameter steel rebar set to mark the common north corner of said Hernandez tract of land and that certain tract of land conveyed by Victoria Bank & Trust Company, Trustee to John Paul Anger, et al according to instrument recorded in Volume 145, Page 712 of the Official Records of said County;

THENCE, South 20 deg. 02' 13" West (South 20 deg. 02' 13" West, Record), along the common line of said Anger tract of land, a distance of 116.78 (116.78) feet to a 5/8 inch diameter steel rebar set to mark the common south corner of said Hernandez and Anger tracts of land, in the north right-of-way line of Constitution Street (55.6 foot Right-of-Way);

THENCE, North 69 deg. 07' 00" West (North 69 deg. 07' 00" West, Record), along the north right-of-way line said Constitution Street, at 8.11 feet pass the common south corner of said Lots 3 and 4, and continuing for an overall distance of 104.21 (104.21) feet to a 5/8 inch diameter steel rebar with "USI" cap found to mark the common south corner of said Hernandez and Rosas tracts of land;

THENCE, North 20 deg. 00' 00" East (North 20 deg. 00' 00" East, Record), along said Rosas tract of land, a distance of 145.17 (145.17) feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 0.313 acre tract of land, more or less.

All set 5/8 inch diameter steel rebar is marked with yellow plastic cap marked "URBAN SURVEYING, INC."

Bearings are based on bearings of record in Instrument No. 201213540 of the Official Public Records of Victoria County, Texas.

The foregoing fieldnote description is based on an actual survey made on the ground under my supervision in February, 2017, and is true and correct to the best of my knowledge and belief.

1907 EAST WARREN AVENUE
VICTORIA, TX 77901

0000008151813

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: April 02, 2019

Time: The sale will begin at 11:00AM 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.

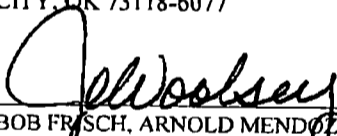
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2003 and recorded in Document CLERK'S FILE NO. 200310924 real property records of VICTORIA County, Texas, with ROGER MOON AND SUSAN MOON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGER MOON AND SUSAN MOON, securing the payment of the indebtednesses in the original principal amount of \$94,395.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077


JO WOOLSEY

BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

FILED

2019 FEB 14 A 8:17


COUNTY CLERK
VICTORIA COUNTY, TEXAS



0000008151813

VICTORIA



BEING LOT NO. EIGHT (8), IN BLOCK NO. ELEVEN (11), OF BON-AIRE ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 245, PAGE 581, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.



NOS0000008151813

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 15, 2013, executed by **KIMBERLY LEE SEGURA RIVAS AND DANIEL SEGURA RIVAS, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under 201310684, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltnine, whose address is listed below, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen or Jamie Steen, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, 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 covenants of the Deed of Trust, to sell on **Tuesday, April 2, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2013 TRU MH Manufactured Housing Unit, Serial No. BEL000348TXAB.

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.

FILED

EXECUTED this 13th day of February, 2019.

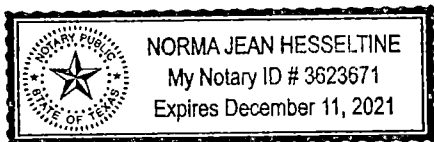
2019 FEB 15 P 1:55

Dicki Osley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 13th day of February, 2019, to certify which witness my hand and official seal.



Norma Jean Hesseltnine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING Lot Number THIRTY-EIGHT (38), of CRESCENT VALLEY MEADOWS, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, at Page 35A&B of the Plat Records of Victoria County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

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 LOT NUMBER THIRTY-FOUR (34), IN BLOCK NUMBER SIX (6), OF MEADOWMERE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORDS IN VOLUME 309, PAGE 534 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/01/2013 and recorded in Document 201301555 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: 04/02/2019

Time: 11:00 AM


Place: Victoria County Courthouse, 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 BYRON I. MORALES JR, provides that it secures the payment of the indebtedness in the original principal amount of \$93,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking & Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking & Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 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 JO WOOLSEY, BOB FRISCH, JODI STEEN OR JANICE STONER, 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.

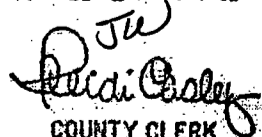

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


JO WOOLSEY, BOB FRISCH, JODI STEEN OR JANICE STONER
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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.

FILED

2019 FEB 21 A 10 07


COUNTY CLERK
VICTORIA COUNTY, TEXAS

1201 E. COLORADO ST.
VICTORIA, TX 77901

0000007635394

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: April 02, 2019

Time: The sale will begin at 11:00AM 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 February 01, 2005 and recorded in Document CLERK'S FILE NO. 200501614; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201110025 real property records of VICTORIA County, Texas, with DOLORES DIANA RAMIREZ AND ADOLOFO RAMIREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOLORES DIANA RAMIREZ AND ADOLOFO RAMIREZ, securing the payment of the indebtednesses in the original principal amount of \$56,217.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806

JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

FILED
2019 FEB 21 A 10 07
JW
Dici Casby
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000007635394



BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER ONE HUNDRED TWENTY-FOUR (124), OF NORTH HEIGHTS 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 1, PAGE 65 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000007635394

216 Lansdown St, Victoria, TX 77904

19-002599

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: 04/02/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 30, 2015 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's Instrument No. 201504549 with ALBERTO CHAVEZ and MANDY CHAVEZ (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALBERTO CHAVEZ and MANDY CHAVEZ, securing the payment of the indebtedness in the original amount of \$221,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER FIVE (5), OF BELLTOWER, UNIT II, 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 37B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED

2019 FEB 28 A 10:07

DN
Paici Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



4686434

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

Mortgage Research Center, LLC D/B/A Veterans United Home Loans, A Missouri Limited Liability Company
Attn: P.O. Box 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Oscar Caballero, Donna Caballero, Arnold Mendoza, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038, 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.

2/26/19

Executed on



James E. Albertelli, P.A.
Cory Jacobs
Megan Clontz
Tim Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

2/28/19

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Leslye Evans, Jo Woolsey, W.D. Larew, Vicki
Hammonds, Oscar Caballero, Donna Caballero, Arnold
Mendoza
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
MENDOZA, LARRY
2607 MIORI LANE, VICTORIA, TX 77901

FHA 495-6776173-203
Firm File Number: 19-032096

2019 FEB 28 P 3:01

Patricia Cooley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 14, 2003, LARRY M. MENDOZA & MICHELLE M. MENDOZA, HUSBAND & WIFE, as Grantor(s), executed a Deed of Trust conveying to JERRY BAKER, as Trustee, the Real Estate hereinafter described, to MILDOR CORPORATION DBA COMMUNITY FIRST MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200316805, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2019** 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 in the area designated by the Commissioners Court, of Victoria 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Victoria, State of Texas:

BEING LOT NUMBER THREE(3), IN BLOCK NUMBER TWO (2), OF AIRLINE TERRACE, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, AT PAGE 2 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Property Address: 2607 MIORI LANE
VICTORIA, TX 77901
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

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.

[Signature]
SUBSTITUTE TRUSTEE
Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Bob Frisch, Sandra Mendoza, Vicki Hammonds, Barbara Sandoval, Jamie Steen or Jodi Steen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

NOTARY PUBLIC in and for _____ COUNTY,
My commission expires: _____
Type or Print Name of Notary _____

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 military service to the sender of this notice immediately.

19-00317
56 WINNIPEG STREET, VICTORIA, TX 77905

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:

Being Lot Number Twenty-five (25), in Block Number Five (5), of Lakeview Subdivision Section II, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, at Page 81 A&B of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.
- Security Instrument: Deed of Trust dated April 22, 2016 and recorded on April 28, 2016 at Instrument Number 201604637 in the real property records of Victoria County, Texas, which contains a power of sale.
- Sale Information: April 2, 2019, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by MATTHEW J. BARTH-SCHELPER AND LEAH MARIE BARTH-SCHELPER secures the repayment of a Note dated April 22, 2016 in the amount of \$441,917.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

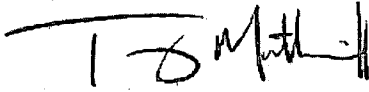
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED

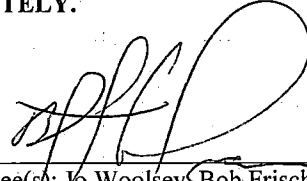
2019 FEB 28 P 3:06
DG

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold
Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi
Steen, Jamie Steen, Barbara Sandoval, Martha Boeta,
Raymond Perez, Garrett Sanders, Megan Yassi, John
Sisk, Amy Ortiz, Alexis Mendoza, Susana Sandoval,
Elizabeth Anderson
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

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

FILE No. 9643

County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/15/2016

Grantor(s)/Mortgagor(s):
WILLIAM E PARKS, SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201607992

Property County:
VICTORIA

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A"

Date of Sale: 4/2/2019

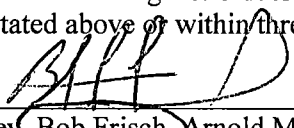
Earliest Time Sale Will Begin: 11am

Place of Sale of Property: 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 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 or Jamie Steen
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075



FILED

2019 MAR -7 P 1:35

DG

Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

MH File Number: TX-18-55602-POS
Loan Type: VA

Exhibit "A" Legal Description

TRACT I

BEING a 2.845 acre tract of land situated in the Caciana Sambrano Survey, Abstract 103, Victoria County, Texas, and being a portion of Tract 3 of Treasure Oaks Estates according to instrument recorded in **Volume 7, Pages 170-C&D** of the Plat Records of Victoria County, Texas, and being the same land as that certain 2.845 acre tract of land as conveyed from Richard Lee Ratliff, et ux to David Ratliff and Patty Ratliff according to instrument recorded in **Instrument No. 200001792** of the Official Records of Victoria County, Texas, said 2.845 acre tract of being more fully described by metes and bounds as follows:

BEGINNING at a rail road spike found on the centerline of Treasure Oaks Road (60 feet wide access easement), and being on the northeast line of Tract 7 of said Treasure Oaks Estates and marking the south corner of Rocky Road (60 foot wide right-of-way), and marking the west corner of said Tract 3 and of the herein described tract;

THENCE, North 58°10'42" East (North 58°10'42" East), with the southeast right-of-way of said Rocky Road, a distance of 350.00 feet (350.00 feet) to a 5/8 inch steel rebar set on the northwest line of said Tract 3, marking the north corner of the herein described tract;

THENCE, South 31°49'18" East (South 31°49'18" East), a distance of 440.77 feet (440.77 feet) to a 5/8 inch steel rebar set on the northeast line of Tract 4 of said Treasure Oaks Estates, being on the south line of said Tract 3, and marking the east corner of the herein described tract;

THENCE, South 86°51'08" West (South 86°51'08" West), a distance of 450.04 feet (450.04 feet) to a point on the centerline of said Treasure Oaks Road, and being on the northeast line of said Tract 7, and marking the south corner of the herein described tract;

THENCE, North 25°09'34" East (North 25°09'34" East), along the centerline of said Treasure Oaks Road, a distance of 6.46 feet (6.46 feet) to the point of curvature of a curve to the left;

THENCE, with said curve turning to the left having an arc length of 45.15 feet (45.15 feet), with a radius of 50.00 feet (50.00 feet), having a chord bearing of North 00°42'35" West, and a chord length of 43.63 feet, to a point on the centerline of said Treasure Oaks Road;

THENCE, North 26°34'34" West (North 26°34'34" West), with said centerline of Treasure Oaks Road, a distance of 184.74 feet (184.74 feet) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 2.845 acre tract of land, more or less.

TRACT II

Being a 1.640 acre tract of land for roadway easement situated in the Caciana Sambrano Survey, Abstract 103, Victoria County, Texas, and being comprised of a portion of that certain tract of land described as 350 acres as conveyed by Aron Kollé, et ux to Louis R. Kollé, et al by instrument recorded in **Volume 688, Page 156** of the Deed Records of said County, and a portion of that certain tract of land described as 315 acres as conveyed by Aron Kollé, et ux to Louis R. Kollé, et al by instrument recorded in **Volume 711, Page 664** of the Deed Records of said County, said 1.640 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod found for corner in the present northwest right-of-way line of U.S. Highway No. 59, same being the present southeast line of said 350 acre tract, and further said iron rod bears South 42 deg. 51' 45" West along said right-of-way line, a distance of 458.28 feet from a 5/8 inch diameter iron rod found marking the south corner of that certain tract of land described as 110.01 acres as

Exhibit "A" Legal Description

conveyed by Nicole Lee Ruschhaupt, et al to Curtis Reece, Jr., et ux by instrument recorded in Volume 151, Page 413 of the Official Records of said County;

THENCE, South 44 deg. 51' 45" West, along said northwest right-of-way line, a distance of 60.14 feet to a 5/8 inch diameter iron rod found for corner;

THENCE, North 41 deg. 12' 26" West, a distance of 157.56 feet to a 5/8 inch diameter iron rod found for angle point;

THENCE, North 32 deg. 27' 44" West, a distance of 407.96 feet to a 5/8 inch diameter iron rod found for point of curvature of a curve to the right;

THENCE, along said curve to the right (internal angle- 54 deg. 58' 35", Radius- 80.00', Chord bears N 4" 58' 27" W, a distance of 73.85') for an arc distance of 76.76 feet to a 5/8 inch diameter iron rod found for point of tangency;

THENCE, North 22 deg. 30' 51" East, a distance of 469.70 feet to a 5/8 inch diameter iron rod found for angle point;

THENCE, North 26 deg. 47' 07" East, a distance of 103.18 feet to a 5/8 inch diameter iron rod found for angle point;

THENCE, North 34 deg. 36' 42" East, a distance of 30.28 feet to a 5/8 inch diameter iron rod found for corner in the southwest corner of aforesaid 110.01 acre tract;

THENCE, South 31 deg. 49' 18" East, along said southwest line, a distance of 65.46 feet to a 5/8 inch diameter iron rod found for corner, said iron rod bears North 31 deg. 49' 18" West a distance of 768.61 feet from the south corner of said 110.01 acre tract in the northwest right-of-way line of said U.S. Highway No. 59;

THENCE, South 26 deg. 47' 07" West, a distance of 96.84 feet to a 5/8 inch diameter iron rod found for angle point;

THENCE, South 22 deg. 30' 51" West, a distance of 467.47 feet to a 5/8 inch diameter iron rod found for point of curvature of a curve to the left;

THENCE, along said curve to the left (internal angle- 54" 58' 35", Radius- 20.00', Chord bears S 04" 58' 27" E, a distance of 18.46') for an arc distance of 19.19 feet to a 5/8 inch diameter iron rod found for point of tangency;

THENCE, South 32 deg. 27' 44" East, a distance of 403.37 feet to a 5/8 inch diameter iron rod found for angle point;

THENCE, South 41 deg. 12' 26" East, a distance of 148.85 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 1.640 acres of land, more or less.

TRACT III

BEING a 10541 square foot (for easement) tract of land situated in the Caciara Sambrano Survey, Abstract 103, Victoria County, Texas and being a portion of Tract 3 of Treasure Oaks Estates an addition to the County of Victoria, Texas according to the established map and plat of said addition recorded in Volume 7,

Exhibit "A" Legal Description

Page 170 C&D of the Plat records of said County, said 10541 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a point in the centerline of Treasure Oaks Road, (30' Access Easement each side of centerline) said point being in the northeast line of Tract 7 and being the west corner of Tract 3, Treasure Oaks Estates;

THENCE, North 58 deg. 10' 42" East, with the northwest line of Tract 3, a distance of 350.00 feet to a point for the north corner of the herein described tract;

THENCE, South 31 deg. 49' 18" East, a distance of 30.00 feet to a point for the southeast corner of the herein described tract;

THENCE, South 58 deg. 10' 42" West, parallel to and 30 feet southeast of the northwest line of Tract 3, a distance of 352.75 feet to a point in the centerline of said Treasure Oaks Road, said point being the common line of Tract 3 and Tract 7;

THENCE, North 26 deg. 34' 34" West, with the centerline of Treasure Oaks Road and common line of Tract 7, a distance of 30.13 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 10541 square foot tract of land, more or less.

Notice of Trustee's Sale

FILED

Date: March 11, 2019
Trustee: Jose Alberto Flores
3502 Wildwood
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

2019 MAR 11 A 9:54

David Rhodes DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust

Date: June 1, 2017
Grantor: Charles Lewis McAfee and Calinda Sue Hadley
1408 E Mesquite
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Recording information: County Clerk No. 201900656, Victoria County,
Texas

Property:
1408 E. Mesquite : BEING Lot Number Twenty-Two (22), in Block
Number Five (5) of PARKWOOD 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 3, Page 26 of the Plat Records of
Victoria County, Texas, to which reference is here made for descriptive
purposes.

County: Victoria County, Texas

Date of Sale: April 2, 2019

Time of Sale: 12:30 PM

Place of Sale: Area in front of the east door of the Victoria County Courthouse building
located at 115 North Bridge Street, Victoria, Texas.

Lender has appointed Jose Alberto Flores 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, **Purchasers are buying the property AS IS, without any warranty on the part of the Seller, either written or implied.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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 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.

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



Jose Alberto Flores
Trustee

FILE No 9645
County Clerk, Victoria County, Texas

FILED

2019 MAR 11 P 12 57

Notice of Trustee's Sale

WHEREAS, this Notice of Trustee's Sale is being given in connection with the following instrument ("*Security Instrument*"), to-wit

D. D. Chaley
COUNTY CLERK
VICTORIA COUNTY TEXAS

Type **Deed of Trust**
Date **Effective Date October 22, 2014**
Grantor **BrieMone Smith**

WHEREAS, the Security Instrument secures the payment of an indebtedness ("*Indebtedness*") more particularly described therein, and pertains to that certain tract of real property, together with all improvements thereon, if any, ("*Property*") being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, and

WHEREAS, R Gary Laws is the current owner and holder of the Indebtedness, and

WHEREAS, the following default(s) ("*Default*") have occurred in connection with the Security Instrument

X Payment of the Indebtedness
X Non-payment of insurance premiums,

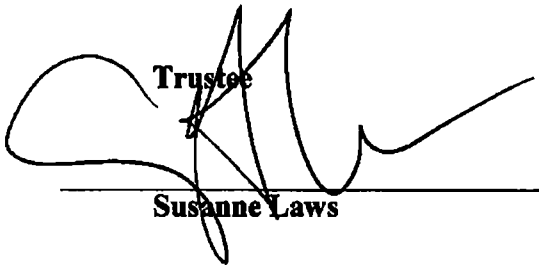
and as a result of the Default, the Indebtedness is now due and payable, but has not been paid, and

WHEREAS, the undersigned is authorized under the terms of the Security Instrument to act as Trustee, whether the undersigned was the original trustee, or has been duly appointed as substitute trustee, and

WHEREAS, R Gary Laws has requested and instructed the undersigned as Trustee to post notice of the sale of, and to sell, the Property so as to satisfy, to the extent possible, the Indebtedness,

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, 4/02/2019, at 10 00 00 AM, or at any time not more than three (3) hours thereafter, the Trustee will sell the Property in the area designated for foreclosure sales in the front of the Victoria County Courthouse, to the highest bidder for cash. The sale will be made with the Property being sold "AS IS", and will subject to all matters effecting title to the Property which are superior to the liens created by the Security Instrument, including, but not limited to any ad valorem property taxes due on the Property

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED SERVICES 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

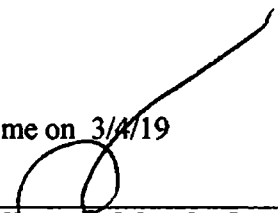
Trustee


Susanne Laws

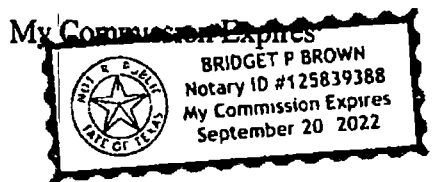
THE STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged before me on 3/4/19



Notary Public in and for the State of T E X A S



After Recording Return To
R Gary Laws
802 N Carancahua, Suite 2100
Corpus Christi, Texas 78401

EXHIBIT A

All that certain piece parcel of land lying and being situated in John E King's Addition to the City of Victoria Texas and thus meted and bounded

BEGINNING at the Southwest corner of Lot No 12 in Block No 1 in John F King's Addition to the City of Victoria Texas,

THENCE in an easterly direction along the southern boundary lines of Lots Nos 12 and 11, in said addition for a distance of 96 feet marking the Southeast corner of this tract, that is to say the Southeast corner of Lot No 11 and the Southwest corner of Lot No 10,

THENCE in a northerly direction along the eastern boundary line of Lot No. 11, and the western boundary line of Lot No 10, for a distance of 60 feet marking the Northeast corner of this tract which is 60 feet South 4° East from the Northeast corner of Lot No 11,

THENCE in a westerly direction across the entirety of Lots Nos 11 and 12, parallel with the North and South lines thereof for a distance of 96 feet to a stake for corner in the West line of Lot No 12, and the East line of Goldman Street

THENCE in a southerly direction with the East line of Goldman Street and West line of Lot No 12 for a distance of 60 feet to the point of BEGINNING, the above described property being a portion of Lots Nos 11 and 12 of said John E King's Addition, and being the same property conveyed by John Hanselman to B E Leissner by deed dated October 1, 1931, recorded in Volume 134, Page 631, Deed Records of Victoria County, Texas

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: April 02, 2019

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 December 15, 1993 and recorded in Document VOLUME 0092, PAGE 769 real property records of VICTORIA County, Texas, with THELMA J. ROCHA AND GUADALUPE ROCHA, JR., grantor(s) and VICTORIA BANK & TRUST COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THELMA J. ROCHA AND GUADALUPE ROCHA, JR., securing the payment of the indebtednesses in the original principal amount of \$34,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

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

FILED

2019 MAR 11 P 3:31

Jodi Woolsey
COUNTY CLERK



NOS00000007574890

EXHIBIT "A"

BEING LOT NO. TWENTY-SIX (26), IN BLOCK NO. SIX (6), OF HIGH SCHOOL TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 72, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000007574890

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

2019 MAR 11 P 3:34

Jodi Casley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MIRANDA SHAE PRIOUR, A SINGLE WOMAN delivered that one certain Deed of Trust dated JULY 16, 2014, which is recorded in INSTRUMENT NO. 201407870, and corrected and re-filed as INSTRUMENT NO. 201413564 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 \$260,200.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP, 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, WESTSTAR MORTGAGE CORPORATION, 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, APRIL 2, 2019, beginning at 11:00 AM, 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:

BEING LOT NUMBER TWENTY-EIGHT (28), IN BLOCK NUMBER TWO (2), OF OAK HAVEN ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 114A&B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the 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: MARCH 11, 2019.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR JO WOOLSEY OR BOB FRISCH OR JODI STEEN

FILE NO.: WMC-3424
PROPERTY: 106 WHITE OAK COURT
VICTORIA, TEXAS 77901

MIRANDA S. PRIOUR

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