

17-088497

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> February 22, 2007	<b>Original Mortgagor/Grantor:</b> DARREN C. KING AND WHITNEY A. KUEKER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALETHES, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 200702453	<b>Property County:</b> VICTORIA
<b>Mortgage Servicer:</b> Ditech Financial LLC	<b>Mortgage Servicer's Address:</b> 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

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

**Secures:** Note in the original principal amount of \$86,317.00, executed by DARREN C. KING AND WHITNEY A. KUEKER ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 2007 MISSION DR, VICTORIA, TX 77901

**Legal Description of Property to be Sold:** BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER SEVEN (7), OF BELAIRE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 7, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

<b>Date of Sale:</b> August 06, 2019	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *DITECH FINANCIAL LLC*, the owner and holder of the Note, has requested Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner, Jodi Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *DITECH FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



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

Pursuant to section 51.0075(a) of the Texas Property Code, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner, Jodi Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner, Jodi Steen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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



/s/William Attmore  
William Attmore  
Attorney for DITECH FINANCIAL LLC  
State Bar No.:24064844  
wattmore@rascrane.com  
RAS CRANE, LLC / Attorney for Mortgagee  
1900 Enchanted Way, Suite 125  
Grapevine, TX 76051  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

**FILED**

2019 MAY 23 A 9:42

*JW*  
*Dicki Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

**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, August 6, 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 the Substitute Trustee 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

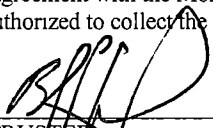
Property Address 2607 MIORI LANE  
VICTORIA TX 77901  
Mortgage Servicer NATIONSTAR MORTGAGE LLC D/B/A MR COOPER  
Mortgagee NATIONSTAR MORTGAGE LLC D/B/A MR COOPER  
8950 CYPRESS WATERS BLVD  
COPELL TEXAS 75019

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

FILED

2019 MAY 30 P 4 06

*Paula Orsley*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS

  
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 or Janice Stoner  
c/o Shapiro Schwartz LLP  
13105 Northwest Freeway Suite 1200  
Houston TX 77040  
(713)462 2565

**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**

FILE No 9691  
County Clerk, Victoria County Texas

**Notice of Trustee's Sale**

**FILED**

Date June 4, 2019

2019 JUN -4 A 11 59

Substitute Trustee Robert Carl Bedgood

Substitute Trustee's Address P O Box 4807, Victoria, Texas 77903

*Deirdre Casley*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS

Deed of Trust

Deed of Trust of June 15, 2009 to Laura Ayers Bedgood, Trustee recorded under Clerk's File #200906874, Official Records of Victoria County, Texas (Deed of Trust) Securing payment of Real Estate Lien Note dated June 15, 2009 in the principal sum of \$60,000, payable to Walter Knezek, Jr , ( Note) secured by Vendor's Lien retained in Deed, recorded under Clerk's File #200906873 Official Records of Victoria County, Texas

Property

**Lots No 15 in Block No 2 in the Mayfair Terrace Section V subdivision in Victoria County, Texas, according to the established map and plat of said subdivision of record in Volume 6, Page 36 of the Deed Records of Victoria County, Texas**

Date of Sale July 2, 2019

Time of Sale At 10 00 a m or within three hours thereof

Place of Sale At the entrance to the Courthouse in Victoria, Victoria County, Texas being the area designated by the county commissioner's court for foreclosure sales

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

Robert Carl Bedgood is the Substitute Trustee under the Deed of Trust Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS " THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION ] The sale will begin at the Time of Sale or not later than three hours thereafter

  
Robert Carl Bedgood

FILED

FILE No 9695  
County Clerk, Victoria County Texas

2019 JUN 10 P 12 43

*AW*  
*Diana Casidy*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS  
00000007419989

414 GOLDEN EYE LOOP  
VICTORIA TX 77905

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date August 06 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 January 05 2007 and recorded in Document INSTRUMENT NO 200700522 real property records of VICTORIA County Texas with JESSIE TIJERINA JR AND JULIA BELTRAN grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC ( MERS ) AS NOMINEE FOR AMERICARE INVESTMENT GROUP INC mortgagee

4 **Obligations Secured** Deed of Trust or Contract Lien executed by JESSIE TIJERINA JR AND JULIA BELTRAN securing the payment of the indebtednesses in the original principal amount of \$146 695 00 and obligations therein described including but not limited to the promissory note and all modifications renewals and extensions of the promissory note U S BANK NATIONAL ASSOCIATION 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 U S BANK NATIONAL ASSOCIATION as Mortgage Servicer is representing the current mortgagee whose address is

c/o U S BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO KY 42301



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

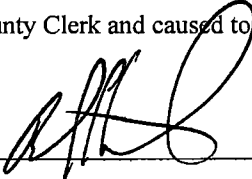
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY BOB FRISCH JANICE STONER JODI STEEN ARNOLD MENDOZA SANDRA MENDOZA VICKI HAMMONDS BARBARA SANDOVAL MARTHA BOETA RAYMOND 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



Shawnika Harris

Certificate of Posting

My name is Bob Frisch, and my address is c/o 4004 Belt Line Road Suite 100 Addison Texas 75001-4320 I declare under penalty of perjury that on 6-10-19 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 Bob Frisch

Date 6-10-19

414 GOLDEN EYE LOOP  
VICTORIA TX 77905

00000007419989

00000007419989

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBERED FIVE (5) AND SIX (6) IN BLOCK NUMBER ONE (1) OF QUAIL CREEK NORTH PHASE 2 AN ADDITION TO THE COUNTY OF VICTORIA COUNTY TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8 PAGE 52B & C OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date**  
3/27/2008

**Grantor(s)/Mortgagor(s)**  
MARY BETH GUERRERO

**Original Beneficiary/Mortgagee**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC ( MERS™) SOLELY AS A NOMINEE  
FOR CAPITAL ONE HOME LOANS, LLC, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee**  
Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust not individually but as trustee for  
Pretium Mortgage Acquisition Trust

**Recorded in**  
Volume N/A  
Page N/A  
Instrument No 200803765

**Property County**  
VICTORIA

**Mortgage Servicer**  
Selene Finance LP is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee

**Mortgage Servicer's Address**  
9990 Richmond Avenue Ste 400 South  
Houston TX 77042 4546

**Legal Description** BEING LOT NUMBER THREE (3), IN BLOCK NUMBER FIVE (5) OF BELAIRE SECTION II, AN ADDITION TO THE CITY OF VICTORIA VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

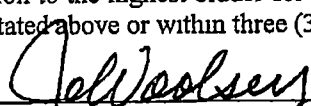
**Date of Sale** 8/6/2019

**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(f)*  
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 or Jodi 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 JUN 20 AM 11 15

an  
  
COUNTY CLERK  
VICTORIA COUNTY TEXAS

MH File Number TX 19 70103 POS  
Loan Type Conventional Residential



FILE No 9705  
County Clerk Victoria County Texas

00000007574890

3503 CATALPA STREET  
VICTORIA TX 77901

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date August 06 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 115N 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

FILED

2013 JUN 20 AM 11 14

aw  
*David Casley*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS



NTSS00000007574890

3503 CATALPA STREET  
VICTORIA, TX 77901

0000007574890

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 BARBARA SANDOVAL, MARTHA BOETA RAYMOND 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



Shawnika Harris

**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 \_\_\_\_\_

3503 CATALPA STREET  
VICTORIA, TX 77901

0000007574890

0000007574890

VICTORIA



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

FILE No 9706  
County Clerk, Victoria County Texas

2204 COLLEGE DR  
VICTORIA TX 77901

0000008434771

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date August 06, 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 115N 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 01 2015 and recorded in Document CLERKS FILE NO 201507243 real property records of VICTORIA County Texas, with ANITA NOEMI GARZA AND REBEKAH ESTHER GARZA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC ("MERS") AS NOMINEE FOR WALLICK AND VOLK INC , mortgagee

**4 Obligations Secured** Deed of Trust or Contract Lien executed by ANITA NOEMI GARZA AND REBEKAH ESTHER GARZA, securing the payment of the indebtednesses in the original principal amount of \$165,938 00, and obligations therein described including but not limited to the promissory note and all modifications renewals and extensions of the promissory note U S BANK NATIONAL ASSOCIATION 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 U S BANK NATIONAL ASSOCIATION as Mortgage Servicer, is representing the current mortgagee, whose address is

c/o U S BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

FILED

2019 JUN 20 AM 11 14

aw  
*David Casler*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS



2204 COLLEGE DR  
VICTORIA, TX 77901

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, BARBARA SANDOVAL MARTHA BOETA, RAYMOND 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



Shawnika Harris

**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 \_\_\_\_\_

2204 COLLEGE DR  
VICTORIA TX 77901

0000008434771

0000008434771

VICTORIA



BEING LOT NUMBER NINETEEN (19) IN BLOCK NUMBER THREE (3) OF BROWNSON TERRACE AN ADDITION TO THE CITY OF VICTORIA VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1 PAGE 54 OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS

C&M No. 44-19-0224 / Conventional / Yes / FILE NOS  
Cenlar FSB

### 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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: October 02, 2015

**Grantor(s):** Rick Trevino and Shanea Trevino, husband and wife  
**Original Trustee:** Mewael Ghebremichael  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as Nominee for Nations Reliable Lending, LLC, its successors and assigns  
**Recording Information:** Clerk's File No. 201511064, in the Official Public Records of VICTORIA County, Texas.  
**Current Mortgagee:** AmeriHome Mortgage Company, LLC  
**Mortgage Servicer:** Cenlar FSB, whose address is C/O Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618 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 LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER THREE (3), OF LAGO VISTA SUBDIVISION, PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, PAGE 177A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

Date of Sale: 08/06/2019 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, Frederick Britton, Patricia Sanders, Vicki Hammonds, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Pamela Thomas, Barbara Sandoval, Donna Caballero, John Sisk, Oscar Caballero, 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.

44-19-0224  
VICTORIA



FILED 4697326

2019 JUN 20 PM 1:57

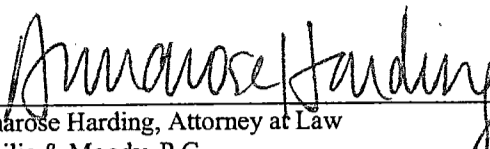
*Luci Craley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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 19th day of June, 2019.

**For Information:**

"Auction.com  
I Mauchly  
Irvine, CA 92618

  
\_\_\_\_\_  
Annarose Harding, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:   
Printed Name: Sandra Mendoza

C&M No. 44-19-0224 / Conventional / Yes  
Cenlar FSB



THE MONEY SOURCE INC. (MYS)  
TORRES, RAMON  
35 EDGEWOOD DRIVE, VICTORIA, TX 77905

FHA 514-0242466 703  
Firm File Number: 19-033473

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 22, 2014, RAMON TORRES, III AND WIFE, VERONICA TORRES, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PFL, INC., DBA MARQUEE 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 201400739, 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, August 6, 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, the Substitute Trustee 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.

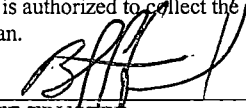
Said Real Estate is described as follows: In the County of Victoria, State of Texas:

BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER TWO (2), OF FOREST HAVEN, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT RECORDED IN VOLUME 4, PAGE 4, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 35 EDGEWOOD DRIVE  
VICTORIA, TX 77905  
Mortgage Servicer: THE MONEY SOURCE INC.  
Mortgagee: THE MONEY SOURCE INC  
500 SOUTH BROAD STREET  
SUITE #100A  
MERIDEN, CONNECTICUT 06450

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

FILED  
2019 JUN 27 PM 1:36  
DG  
*Randi Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

  
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 or Janice Stoner  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

319 Waterstone Victoria TX 77901

19-013013

**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 08/06/2019  
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 9 2013 and recorded in the real property records of Victoria County TX and is recorded under Clerk's Instrument No 201304477 with Karen Driver and Christopher Driver (grantor(s)) and Mortgage Electronic Registration Systems Inc as nominee for Citibank N A mortgagee to which reference is herein made for all purposes

**4 Obligations Secured** Deed of Trust or Contract Lien executed by Karen Driver and Christopher Driver securing the payment of the indebtedness in the original amount of \$221 840 00 and obligations therein described including but not limited to the promissory note and all modifications renewals and extensions of the promissory note Nationstar Mortgage LLC d/b/a Mr Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien

**5 Property to be Sold** BEING LOT NUMBER TWENTY NINE (29) IN BLOCK NUMBER ONE (1) OF WATERSTONE 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 113 C D OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS

FILED

2019 JUL -5 A 10 49

DH  
Debra Cole  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



4698301

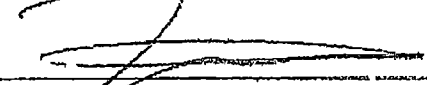
6 **Mortgage Servicer Information** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code §51.002 the Mortgage Servicer is authorized to collect the debt and to administer any resulting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

Nationstar Mortgage LLC d/b/a Mr Cooper  
350 Highland Dr  
Lewisville TX 75067


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 Arnold Mendoza, Alexis Mendoza Susana Sandoval Sandra Mendoza, Elizabeth Anderson, whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR 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 whose address is 1 Mauchly Irvine CA 92618 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**

07/01/2019  
Executed on \_\_\_\_\_

  
James E. Albertelli P A  
Cory Jacocks  
Megan Clontz  
Timothy Wells  
2201 W Royal Ln Suite 155  
Irving TX 75038

7 5 19  
Executed on \_\_\_\_\_

  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
Arnold Mendoza Alexis Mendoza Susana Sandoval  
Sandra Mendoza Elizabeth Anderson 1320 Greenway  
Drive Suite 300  
Irving TX 75038 OR 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 whose address is 1 Mauchly Irvine  
CA 9261

**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

Declarant's Name \_\_\_\_\_  
Date \_\_\_\_\_

FILED

FILE No. 9713  
County Clerk, Victoria County, Texas

2019 JUL -9 P 2: 56

TS No.: 2019-01066-TX  
18-000594-673

*JW*  
*Diana Casola*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 09/03/2019

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

**Place:** FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 106 Rosewood Drive, Victoria, TX 77901

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/31/2008 and recorded 04/02/2008 in Document 200803681, real property records of Victoria County, Texas, with Duane Sullivan, a single man grantor(s) and ALETHES, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR AMY ORTIZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by Duane Sullivan, a single man, securing the payment of the indebtedness in the original principal amount of \$174,620.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust or contract lien.

### **Notice of [Substitute] Trustee Sale**

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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

**BEING LOT NUMBER THREE (3), IN BLOCK NUMBER TWO (2), OF TANGLEWOOD SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 14 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.**

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

**C/O PHH Mortgage Corporation**

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

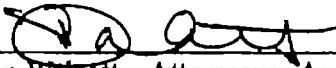
**Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

**Date:** July 1, 2019



Iman Walcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-2298



JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR AMY ORTIZ  
- Substitute Trustee(s)

C/O AVT Title Services, LLC  
5177 Richmond Avenue Suite 1230  
Houston, TX 77056

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

**Certificate of Posting**

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 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.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
LINDEBURG, HEATHER  
2604 EAST POPLAR AVENUE, VICTORIA, TX 77901

FHA 514-0386711-703-203B  
Firm File Number: 18-030162

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 29, 2014, HEATHER J LINDEBURG, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to CHARLES J PIGNUOLO, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP 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 201408439, 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, August 6, 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, the Substitute Trustee 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 SIXTEEN (16), 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: 2604 EAST POPLAR AVENUE  
VICTORIA, TX 77901  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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

FILED

2019 JUL 15 A 10:08  
aw

*Patricia Sanders*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Jo Woolsey*  
SUBSTITUTE TRUSTEE  
Patricia Sanders, Jonathan Schandel, 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 Frisoh, Sandra Mendoza, Vicki Hammonds, Barbara Sandoval, Jamie Steen or Jodi Steen or Janice Stoner  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

FILE No. 9716  
County Clerk, Victoria County, Texas

SELECT PORTFOLIO SERVICING, INC. (SP6)  
URBANO JR., DANNY AND STEPHANIE  
1005 EAST TRINITY, VICTORIA, TX 77901

CONVENTIONAL  
Firm File Number: 09-009757

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 9, 2006, DANNY URBANO, JR. AND WIFE, STEPHANIE URBANO, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION 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 200616087, 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, August 6, 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, the Substitute Trustee 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 SEVEN (7), IN BLOCK NUMBER ONE HUNDRED TEN (110), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 59, PAGE 294.01 THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 1005 EAST TRINITY  
VICTORIA, TX 77901  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON  
BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2007-1  
ASSET BACKED NOTES  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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

**FILED**

2019 JUL 15 A 10:08  
aw

*Deirdre Casley*  
COUNTY CLERK

VICTORIA COUNTY, TEXAS

*Jo Woolsey*  
SUBSTITUTE TRUSTEE  
Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold  
Mendoza, Sandra Mendoza, Jodi Steen or Janice Stoner  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**



FILED

FILE No. 9717  
County Clerk, Victoria County, Texas

2019 JUL 15 A 10:08

*dw*  
*Debi Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

0000008356107

402 EDGEWATER  
VICTORIA, TX 77904

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: August 06, 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 November 19, 2008 and recorded in Document CLERK'S FILE NO. 200900168 real property records of VICTORIA County, Texas, with BILLY D ROBERTSON, grantor(s) and EQUIPOINT FINANCIAL NETWORK, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BILLY D ROBERTSON, securing the payment of the indebtedness in the original principal amount of \$435,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST 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



402 EDGEWATER  
VICTORIA, TX 77904

0000008356107

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawrika Harris

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: \_\_\_\_\_

402 EDGEWATER  
VICTORIA, TX 77904

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VICTORIA



BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER ONE (1), OF THE LAKES OF COLONY CREEK, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, PAGE 187C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Notice of Trustee's Sale

Date: July 15, 2019

Trustee: Stephen A. Beal

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

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

Obligation: Real Estate Lien Note dated May 31, 2018, from Maker, Olivia J. Preciado to Payee, BP-Residential, L.L.C., in the original principal amount of \$29,485.00

Deed of Trust

Date: May 31, 2018

Recording Information: Filed on June 8, 2018, and recorded under document number 201806432 Official Public Records of VICTORIA County, Texas

Grantor: Olivia J. Preciado

Trustee: Stephen A. Beal

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

Property: Being Lot No. Three (3), in Block No. Seven (7), in the Brownson 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 11, Plat Records of Victoria County, Texas County, Texas.

Date of Sale (first Tuesday of month): August 6, 2019

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.**

FILED

2019 JUL 15 P 2:34

*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