

Notice of Trustee's Sale

Date: March 27, 2019

Substitute Trustee: Robert Carl Bedgood

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

Borrower: Anna Marie Castro

Borrower's Address: 1002 E. Sabine, Victoria, Texas 77901

Mortgagee: Goodman Properties

Mortgagee's Address: 17016 Park Road, Alvin, Texas 77511

Liens:

Vendor's Lien retained in Deed dated November 1, 2017, recorded under Clerk's File No. 201711705, Official Records of Victoria County, Texas, executed by Regina Lois Davis and Cynthia Sue Justus to Anna Marie Castro, securing the payment of one note of even date therewith, in the principal sum of \$69,300.00, payable to Goodman Properties, and additionally secured by Deed of Trust of even date therewith to Laura Ayers Bedgood, Trustee, filed for record in the office of the County Clerk of Victoria County, Texas, on November 1, 2017, said Deed of Trust recorded under Clerk's File No. 201711706, Official Records of Victoria County, Texas, (Deed of Trust).

Property:

Lot No. One (1), in Block No. One Hundred Twelve (112), 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 59, Page 294, of the Map and Plat Records of Victoria County, Texas. (the "Property").

And all personal property secured by the security agreement included in the Deed of Trust.]

County: Victoria

Date of Sale: June 4 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

FILED

2019 MAR 27 P 1:17

Debra Casley D6
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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, the 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

2019 MAR 28 P 1:44

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO.]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

P. D. Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS#: 17-18775

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/30/2014, ANTHONY L. ADAMES JOINED HEREIN PRO FORMA BY HIS WIFE, KIMBERLY ADAMES, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B. POLUNSKY, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for FIRST CHOICE LOAN SERVICES, INC., A CORPORATION, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$235,554.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for FIRST CHOICE LOAN SERVICES, INC., A CORPORATION, its successors and assigns, which Deed of Trust is Recorded on 5/1/2014 as Volume 201404944, Book, Page, MODIFICATION OF MORTGAGE IN INSTRUMENT NO. 201607884, DATED 06/27/2016, RECORDED 07/18/2016, MODIFYING MATURITY DATE, NEW MATURITY DATE 07/01/2046 in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being Lot Number Six (6), in Block Number Four (4), of Woodway Unit 2G, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 58 of the Plat records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Commonly known as: 402 CHIMNEY ROCK DR, VICTORIA, TX 77904

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for Carrington Mortgage Services, LLC, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the lender securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law



4689408

and the terms and provisions of the Deed of Trust Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee Pursuant to that agreement and Texas Property Code Section 51 0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced hereon

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **6/4/2019 at 11:00 AM**, or no later than three (3) hours after such time, in **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows. **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**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagees to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's Attorney

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

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.

WITNESS, my hand this 3/27/2019



By. Substitute Trustee(s)
Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson

C/O Carrington Foreclosure Services, LLC
P O Box 3309

Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO]

Carrington Foreclosure Services, LLC
P O Box 3309
Anaheim, California 92803
For Sale Information (888) 313-1969
For Remstatement Requests 1-866-874-5860
Pay Off Requests 1-800-561-4567

FILED
2019 MAR 28 P 1:45

Darci Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS# 19-22435

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 2/27/2012, YVONNE MMA'AVA, A MARRIED WOMAN, AND UPUIA A MA'AVA, HER SPOUSE SIGNING PRO FORMA, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G TOMMY BASTIAN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE FOR BANK OF AMERICA, N A , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$142,298 00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE FOR BANK OF AMERICA, N A , which Deed of Trust is Recorded on 2/29/2012 as Volume 201202105, Book , Page , in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

BEING LOT NUMBER ONE (1), IN BLOCK ONE (1), OF HERITAGE MANOR, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, AT PAGE 130 A&B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Commonly known as **305 NEWHAVEN ST, VICTORIA, TX 77904**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee Pursuant to that



agreement and Texas Property Code Section 51 0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **6/4/2019 at 11:00 AM**, or no later than three (3) hours after such time, in **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows **THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney

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

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.

WITNESS, my hand this 3/27/2019



By Substitute Trustee(s)
Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson

C/O Carrington Foreclosure Services, LLC
P O Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FILE No. 9660
County Clerk, Victoria County, Texas
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/27/2013

Grantor(s)/Mortgagor(s):
SOPHIE MOLINA

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

Current Beneficiary/Mortgagee:
American Advisors Group

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201314696

Property County:
VICTORIA

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

Mortgage Servicer's Address:
3900 Capital City Blvd.,
Lansing, MI 48906

Legal Description: LOT TWO (2), IN BLOCK FIVE (5), TEMPLE HEGHTS SUBDIVISION SECTION II, AN
ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 3, PAGE 22 OF THE MAP AND PLAT RECORDS OF VICTORIA
COUNTY, TEXAS.

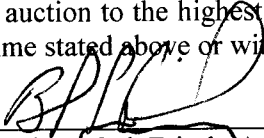
Date of Sale: 6/4/2019

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 APR -4 A 9 13


DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

MH File Number: TX-18-66018-RM
Loan Type: FHA

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date
12/8/2014

Grantor(s)/Mortgagor(s)
MICHAEL E COOPER AND MICHELLE D
COOPER, HUSBAND AND WIFE
Current Beneficiary/Mortgagee
First Guaranty Mortgage Corporation

Original Beneficiary/Mortgagee
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC (MERS) SOLELY AS A NOMINEE
FOR AMERICAN HOME FREE MORTGAGE, LLC,
ITS SUCCESSORS AND ASSIGNS

Recorded in
Volume N/A
Page N/A
Instrument No 201413743

Property County
VICTORIA

Mortgage Servicer
Rushmore Loan Management Services LLC is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee

Mortgage Servicer's Address
15480 Laguna Canyon Road Suite 100
Irvine CA 92618

Legal Description BEING LOT NUMBER TEN (10), IN BLOCK NUMBER TEN (10) OF BELLTOWER VII 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, AT PAGE 161-C OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES

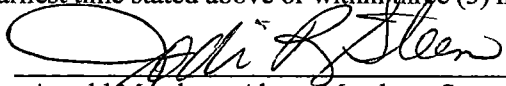
Date of Sale 6/4/2019

Earliest Time Sale Will Begin 11AM

Place of Sale of Property THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51 002 OF THE TEXAS PROPERTY CODE

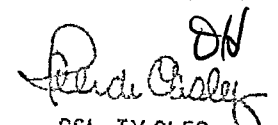
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified The sale will begin at the earliest time stated above or within three (3) hours after that time

Notice Pursuant to Tex. Prop Code § 51 002(i)
Assert and protect your rights as member of the armed forces of the United States If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please **Send written notice of the active duty military service to the sender of this notice immediately**


Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Jo Woolsey, Bob Frisch, 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 APR 25 P 12 06


COUNTY CLERK
VICTORIA COUNTY TEXAS

MH File Number TX 19 71136 POS
Loan Type FHA

542 LEE STREET
VICTORIA TX 77905

0000008309320

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 June 04 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 February 02 1999 and recorded in Document CLERK'S FILE NO 199901725 real property records of VICTORIA County Texas with AUCENCIO GONZALEZ AND SYLVIA C HUERTA grantor(s) and NORWEST MORTGAGE INC mortgagee

4 **Obligations Secured** Deed of Trust or Contract Lien executed by AUCENCIO GONZALEZ AND SYLVIA C HUERTA securing the payment of the indebtednesses in the original principal amount of \$48 977 00 and obligations therein described including but not limited to the promissory note and all modifications renewals and extensions of the promissory note WELLS FARGO BANK N A is the current mortgagee of the note and Deed of Trust or Contract Lien

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

6 **Mortgage Servicer Information** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code § 51 0025 the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above WELLS FARGO BANK N A as Mortgage Servicer is representing the current mortgagee whose address is

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

FILED

2019 APR 25 P 12 02

ON
[Signature]
COUNTY CLERK
VICTORIA COUNTY TEXAS



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY BOB FRISCH 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 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 JANICE STONER, and my address is c/o 4004 Belt Line Road Suite 100 Addison Texas 75001-4320 I declare under penalty of perjury that on APRIL 25, 2019 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 JANICE STONER

Date 4-25-19

542 LEE STREET
VICTORIA TX 77905

0000008309320

0000008309320

VICTORIA

EXHIBIT "A"

BEING ALL OF LOT NO THREE (3) BLOCK NO TEN (10) IN CRESTVIEW ESTATE SECTION II AN ADDITION TO THE CITY OF VICTORIA ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4 PAGE 69 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY TEXAS

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by NATASHA REYES and JOSE CABRIALES, of Victoria County, Texas, dated March 1, 2015 and duly recorded at #201603766, of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, June 4, 2019, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10 00 o'clock a m and 1 00 o'clock p m of that day (the earliest time at which the sale will occur is 10 00 o'clock a m , and the latest time at which it may occur is 1 00 o'clock p m), the following-described property, to-wit

Lot 17, Block 11, of SHADY OAKS SUBDIVISION, SECTION V, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas,

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

EXECUTED this 25TH day of April 2019

FILED

2019 APR 26 A 10:07

DN
David Casley
COUNTY CLERK
VICTORIA COUNTY TEXAS

Charlie Faupel
Charlie Faupel
Trustee

2019 MAY -2 P 2 21

ON
Deirdre Caskey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

00000008155343

204 MAHON STREET
TELFERNER, TX 77988

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: June 04, 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 August 16, 2002 and recorded in Document CLERK'S FILE NO. 200211006 real property records of VICTORIA County, Texas, with FRANK A MARTINEZ AND DANIELLE L MARTINEZ, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FRANK A MARTINEZ AND DANIELLE L MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$31,875.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS SUCCESSOR TO BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2002-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES 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. SPECIALIZED LOAN SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SPECIALIZED LOAN SERVICING LLC
8742 LUCENT BLVD., SUITE 300
HIGHLANDS RANCH, CO 80129



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, JAMIE STEEN 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.



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: _____

EXHIBIT "A"

BEING 0.34 OF AN ACRE, THE SOUTH ONE-HALF OF LOT 4 AND ALL OF LOTS 5, 6 AND 7, BLOCK 4, OF THE ORIGINAL-TOWNSITE OF TELFERNER, VICTORIA COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED IN VOLUME 60, PAGE 490 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.34 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF BLOCK 9, ORIGINAL TOWNSITE OF TELFERNER;

THENCE, N 31 DEG 00' 00" W (BEARING REFERENCE LINE) A DISTANCE OF 119.44 FEET TO A 5/8 INCH IRON ROD SET FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED 0.34 OF AN ACRE, ALSO BEING THE COMMON CORNER OF LOT 7 AND 8, BLOCK 4;

THENCE, N 31 DEG 00' 00" W WITH THE NORTHEAST LINE OF MAHON STREET A DISTANCE OF 106.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 0.34 OF AN ACRE;

THENCE, N 59 DEG 00' 00" E CROSSING SAID LOT 4 A DISTANCE OF 138.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 0.34 OF AN ACRE;

THENCE, S 31 DEG 00' 00" E WITH THE COMMON LINE OF LOTS 4, 5, 6, 7, 12, 13, 14 AND 15 A DISTANCE OF 106.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF THIS 0.34 OF AN ACRE;

THENCE, S 59 DEG 00' 00" W WITH THE COMMON LINE OF LOT 7 AND 8 A DISTANCE OF 138.89 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.34 OF AN ACRE, MORE OR LESS.

202 Yosemite Drive , Victoria, TX 77904

19-010632

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: 06/04/2019

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 11/27/2006 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number, 200616042 with Louides Comperè and Victoria E. Westbrook (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Louides Compere and Victoria E. Westbrook, securing the payment of the indebtedness in the original amount of \$122,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-WF1 is the current mortgagee of the note and Deed of Trust or Contract Lien.


5. Property to be Sold. BEING LOT NO FOUR (4), IN BLOCK NO TWO (2), OF PARKSTONE SUBDIVISION, PHASE I, A SUBDIVISION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 8, PAGES 105 A&B OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.



4692995

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. U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-WF1, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

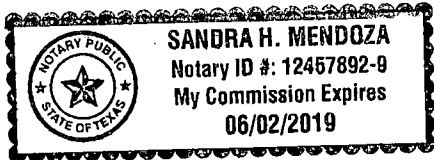


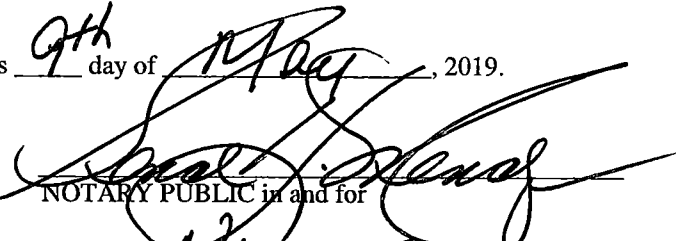
SUBSTITUTE TRUSTEE
Arnold Mendoza, Alexis Mendoza, Susana Sandoval,
Sandra Mendoza, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF NUECES.

Before me, the undersigned authority, on this day personally appeared **Alexis Mendoza**, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of May, 2019.





NOTARY PUBLIC in and for
Nueces COUNTY
My commission expires: 6.2.19
Print Name of Notary:
Sandra H. Mendoza

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: _____

FILED

2019 MAY 14 A 10:28

NOTICE OF ACCELERATION
AND NOTICE OF TRUSTEE'S SALE

DG
Patsy Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date & Time of Foreclosure: June 4, 2019 at 12:00pm or within three hours thereafter

Trustee: Brian Whitten
Trustee's Address: 320 Duffy Lane, Lakeway, TX 78738

Borrower: FOYOTEX INC.
Borrower's Address: 2918 RR 620N #261, Austin, TX 78734

Promissory Note: **Date:** May 11, 2018
Original Principal Amount: \$75,000.00
Borrower: FOYOTEX INC.
Original Lender: Hornet Capital, LLC

Deed of Trust: **Date:** May 11, 2018
Grantor: FOYOTEX INC.
Mortgagee/Beneficiary: Hornet Capital, LLC
Trustee: Brian Whitten
Recording Information: Document No. 201805566 in the Official Public Records of Victoria County, Texas

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

Also known locally and described as: 1403 North Liberty, Victoria, TX 77901

Mortgage Service Information: The Loan Servicer, if not the Current Lender, is representing the Current Lender pursuant to a Loan Servicing Agreement.

Loan Servicer: Hornet Management, LLC d/b/a Hornet Servicing
Loan Servicer Address: 320 Duffy Lane Lakeway, TX 78738
Current Lender: Hornet Capital, LLC
Current Beneficiary: Hornet Capital, LLC

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.

A default under the 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.

The undersigned has been requested to provide these notices on behalf of the Current Lender, Loan Servicer and Trustee. Current Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Promissory Note.

The maturity of the Promissory Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

Pursuant to the provisions of the Deed of Trust, the Trustee, on behalf of Current Lender, hereby gives notice that the Property will be sold on the Date & Time of Foreclosure, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the 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. Contemporaneous with this notice being posted, Borrower is being duly notified of the Lender's notice of foreclosure being posted, as required by law.

Notice is further given that the sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied; all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Trustees of or the holder of the Promissory Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Trustees or the

holder of the Promissory Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Deed of Trust or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the Property shall be a third-party beneficiary of the Promissory Note or Deed of Trust, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Trustee or the holder of the Promissory Note.

This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Notice is hereby given that before the sale the Current Lender may appoint another person as Substitute Trustee to conduct the sale.

EXECUTED May 11, 2019



Brian Whitten, Trustee

320 Duffy Lane

Lakeway, TX 78738

(361) 522-8372

EXHIBIT "A"

Tract One:

Being 28,735.40 square Feet out of Lots No. Three (3) and Four (4), in Block No. Nineteen (19), of Hall's 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 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds:

BEING a 28,735.4 square foot tract of land and being a portion of Lots Three (3) and Four (4), Block Nineteen (19) of Hall's 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 29 of the Plat Records of said County, and further being that same tract of land conveyed by Eldor Distributing, Inc. to Lynn Mutschler according to Instrument #201107654 of the Official Records of said County, said 28,735.4 square foot tract of land being more fully described by metes and bounds as follows: .

BEGINNING at a 5/8 inch diameter steel rebar found marking the intersection of the south right-of-way line of Guadalupe St (55.6' R.O.W.) and the west right-of-way line of N. Liberty St. (55.6' LOW.), at the northeast corner of the tract herein described;

THENCE, South 04 deg. 33' 00" East, along the said west right-of-way line of N. Liberty St., a distance of 278.51 feet to a 5/8 Inch diameter steel rebar found marking the Intersection of the said west right-of way line of N. Liberty St., and the north right-of-way line of San Antonio St. (55.6' ROW.), at the southeast corner of the tract herein described;

THENCE, South 85 deg. 27' 00" West, along the said north right-of-way line of San Antonio St. a distance of 90.14 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, is, the east line of the Southern Pacific Railroad;

THENCE, North 09 deg. 53' 48" West, along the common line of said railroad, a distance of 279.73 feet in a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the said south right-of-way line of

Guadalupe St.;

THENCE, North 85 deg. 27' 00" East, along the said south right-of-way line of Guadalupe St., a distance of 116.21 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 28,735.4 square foot 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 Volume 1, Page 29 of the Plat Records of Victoria County, Texas and Instrument# 201107654 of the Official Records of Victoria County, Texas.

Tract Two:

Being 5867.6 square Feet out of Lots No. Two (2) in Block No. Nineteen (19), of Hall's 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 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds:

BEING a 5867.6 square foot tract of land and being a portion of Lot Two (2), Block Nineteen (19) of Hall's 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 29 of the Plat Records of said County, and further being that same tract of land conveyed by Elder Distributing, Inc. to Lynn Mutschler according to Instrument# 201107654 of the Official Records of said County, said 5867.6 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Guadalupe St (55.6' R.O.W.) and the east right-of-way line of N. Main St (R.O.W. varies), at the northwest corner of the tract herein described;

THENCE, North 85 deg. 27' 00" East (N 85° E, record), along the said Guadalupe St right-of-way line, a distance of 73.84 feet to a 5/8 inch diameter steel rebar set

to mark the northeast corner of the tract herein described in the west right-of-way line of Southern Pacific Railroad;

THENCE, South 05 deg. 55' 15" East (Southerly, record), along said railroad right-of-way line, a distance of 78.46 feet (78', record) to a point inside the interior wall of a building, for the southeast corner of the tract herein described;

THENCE, South 85 deg. 27' 00" West (S 85° W, record), crossing said Lot 2, a distance of 75.72 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east right-of-way line of said N. Main St;

THENCE, North 04 deg. 33' 00" West (N 5° W, record), along said right-of-way line, a distance of 78.44 feet (78', record) to the POINT OF BEGINNING,

CONTAINING within these metes and bounds a 5867.6 square foot tract of land, more or less.

Tract Three:

Being 5003.3 square Feet out of Lots No. Three (3) in Block No. Seventeen (17), of Hall's 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 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds:

BEING a 5003.3 square foot tract of land and being a portion of Lot Number Three (3), Block Number Seventeen (17) of Hall's 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 29, of the Plat Records of said County, and further being that same tract of land described as 4993 square feet as conveyed by Southern Pacific Transportation Company to Rodney A. Mutschler according to instrument recorded in Volume 96, Page 215 of the Official Records of said County, said 5003.3 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Nueces St (55.6' R.O.W.) and the west right-of-way

line of Liberty St. (55.6' R.O.W.), for the northeast corner of the tract herein described;

THENCE, South 04 deg. 33' 00" East (record), along the said Liberty St right-of-way line a distance of 80.00 feet (record) to a 5/8 inch diameter steel rebar set to mark the southeast corner of the tract herein described;

THENCE, South 85 deg. 27' 00" West (record), crossing said Lot 3, a distance of 58.94 feet (58.84', record) to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east line of the Southern Pacific Railroad;

THENCE, North 09 deg. 41' 54" West (record), along said railroad, a distance of 80.32 feet (record) to a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the aforesaid south right-of-way line of Nueces St;

THENCE, North 85 deg. 27' 00" East (record), along said right-of-way line, a distance of 66.15 feet

(66.04', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5003.3 square foot tract of land, more or less.

Tract Four:

Lot 20, Block D, VISTANCIA SECTION FOUR, an Addition in Travis County, Texas, according to the Map or Plat recorded in Document No. 201500243, Plat Records of Travis County, Texas

FILED

2019 MAY 14 A 10 29

Paula Bailey
D 3
VICTORIA COUNTY CLERK
VICTORIA, TEXAS

NOTICE OF ACCELERATION
AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Date & Time of Foreclosure. June 4, 2019 at 12 00 PM or within three hours thereafter

Substitute Trustee Brian Whitten
Substitute Trustee's Address 320 Duffy Lane, Lakeway, TX 78738

Borrower FOYOTEX INC and Rev2 Properties, Inc
Borrower's Address- FOYOTEX INC at 2918 RR 620N #261, Austm, TX 78734 and
Rev2 Properties, Inc at 202 Lantana Ave , Victoria, TX 77901

Promissory Note Date May 11, 2018
Modified November 5, 2018
Modified January 2, 2019
Original Principal Amount: \$550,000.00
Borrower. FOYOTEX INC and Rev2 Properties, Inc
Original Lender. Hornet Capital, LLC

Deed of Trust Date November 5, 2018
Grantor Rev2 Properties, Inc , a Texas corporation
Mortgagee/Beneficiary Hornet Capital, LLC
Trustee John M Taylor of Taylor & Coughlin, PLLC
Recording Information Document No 201813022 in the Official
Public Records of Victoria County, Texas

Property.
BEING LOT NUMBER THIRTY THREE (33), IN BLOCK NUMBER FIVE (5), OF WOODWAY
UNIT 2-A, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS,
ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD
IN VOLUME 6, PAGE 45 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

Also known locally and described as 110 Woodglenn Drive, Victoria, TX 77904

Mortgage Service Information The Loan Servicer, if not the Current Lender, is representing the Current Lender pursuant to a Loan Servicing Agreement

Loan Servicer Hornet Management, LLC d/b/a Hornet Servicing
Loan Servicer Address. 320 Duffy Lane Lakeway, TX 78738
Current Beneficiary. Hornet Capital, LLC

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

A default under the 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. The original Trustee and any previously appointed Substitute Trustees have been removed and Brian Whitten has been appointed as Substitute Trustee.

The undersigned has been requested to provide these notices on behalf of the Current Lender, Loan Servicer and Substitute Trustee. Current Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Promissory Note.

The maturity of the Promissory Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

Pursuant to the provisions of the Deed of Trust, the Substitute Trustee, on behalf of Current Lender, hereby gives notice that the Property will be sold on the Date & Time of Foreclosure, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the 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. Contemporaneous with this notice being posted, Borrower is being duly notified of the Lender's notice of foreclosure being posted, as required by law.

Notice is further given that the sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied, all of which are expressly

disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Substitute Trustees of or the holder of the Promissory Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Substitute Trustees or the holder of the Promissory Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Deed of Trust or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the Property shall be a third-party beneficiary of the Promissory Note or Deed of Trust, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Substitute Trustee or the holder of the Promissory Note.

This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Notice is hereby given that before the sale the Current Lender may appoint another person as Substitute Trustee to conduct the sale.

EXECUTED May 11, 2019



Brian Whitten, Substitute Trustee

320 Duffy Lane

Lakeway, TX 78738

(361) 522-8372