

1802 E AIRLINE ROAD  
VICTORIA, TX 77901

00000008231862

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: October 01, 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 July 12, 2017 and recorded in Document CLERK'S FILE NO. 201708158 real property records of VICTORIA County, Texas, with JODY GOLDEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JODY GOLDEN, securing the payment of the indebtednesses in the original principal amount of \$88,624.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.


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

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

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361

FILED

2019 JUL 25 A 11: 59

  
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 ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA OR ELIZABETH ANDERSON 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: \_\_\_\_\_

1802 E AIRLINE ROAD  
VICTORIA, TX 77901

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VICTORIA

**EXHIBIT "A"**

LOT TWENTY-FOUR (24) IN BLOCK ONE (1) OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGE 23 OF THE MAP RECORDS OF VICTORIA COUNTY, TEXAS.

113 SILVERADO TRAIL  
VICTORIA TX 77901

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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 October 01 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 30 2009 and recorded in Document CLERK'S FILE NO 200901370 AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NOS 201313288 & 201811186 real property records of VICTORIA County Texas with VECHO F SEMILLA AND ELEANOR SEMILLA grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC ("MERS") AS NOMINEE mortgagee

4 **Obligations Secured** Deed of Trust or Contract Lien executed by VECHO F SEMILLA AND ELEANOR SEMILLA securing the payment of the indebtednesses in the original principal amount of \$262 950 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

2019 AUG -1 P 12 13

DN  
*Diana Casler*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS



NTSS0000008168809

113 SILVERADO TRAIL  
VICTORIA TX 77901

0000008168809

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 RAMON PEREZ GARRETT SANDERS MEGAN YASSI JOHN SISK OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL LLP 4004 Belt Line Road Suite 100 Addison Texas 75001 4320 as Substitute Trustee who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust and further does hereby request authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein



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 \_\_\_\_\_

113 SILVERADO TRAIL  
VICTORIA TX 77901

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VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER SEVEN R (7 R) IN BLOCK NUMBER ONE (1) OF SILVERADO RESUBDIVISION NO 1 AN ADDITION TO THE CITY OF VICTORIA VICTORIA COUNTY TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8 AT PAGE 161 C D OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS

1606 BONHAM DRIVE  
VICTORIA TX 77901

0000008518862

**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 October 01 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 June 22 2007 and recorded in Document CLERKS FILE NO 200708216 real property records of VICTORIA County Texas with LUIZ RANGEL AND PRISCILLA RANGEL grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC ('MERS') AS NOMINEE FOR mortgagee

**4 Obligations Secured** Deed of Trust or Contract Lien executed by LUIZ RANGEL AND PRISCILLA RANGEL securing the payment of the indebtednesses in the original principal amount of \$72 708 00 and obligations therein described including but not limited to the promissory note and all modifications renewals and extensions of the promissory note PENNYMAC LOAN SERVICES LLC is the current mortgagee of the note and Deed of Trust or Contract Lien

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

**6 Mortgage Servicer Information** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code § 51.0025 the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above PENNYMAC LOAN SERVICES LLC as Mortgage Servicer is representing the current mortgagee whose address is

c/o PENNYMAC LOAN SERVICES LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE CA 91361

**FILED**

2019 AUG -1 P 12 16

*DN*  
*Debra Casler*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS



NTSS0000008518862

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 ARNOLD MENDOZA, ALEXIS MENDOZA SUSANA SANDOVAL SANDRA MENDOZA OR ELIZABETH ANDERSON 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 \_\_\_\_\_



1606 BONHAM DRIVE  
VICTORIA TX 77901

00000008518862

00000008518862

VICTORIA

**EXHIBIT "A"**

BEING LOT TWENTY EIGHT (28) IN BLOCK SEVEN (7) OF INWOOD TERRACE SECTION III AN ADDITION TO THE CITY OF VICTORIA VICTORIA COUNTY TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 451 PAGE 503 DEED RECORDS OF VICTORIA COUNTY TEXAS AND THE EASTERLY 26 FEET OF LOT TWENTY SEVEN (27) M BLOCK SEVEN (7) OF INWOOD TERRACE SECTION III SAID EASTERLY 26 FEET DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED DATED MAY 15 1998 RECORDED IN VOLUME 335 PAGE 634 OFFICIAL RECORDS VICTORIA COUNTY TEXAS

3308 WOODLAWN  
VICTORIA TX 77901

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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 October 01 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 22 2008 and recorded in Document CLERK'S FILE NO 200802138 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO 201504662 AS AFFECTED BY CLERK'S FILE NO 201908028 real property records of VICTORIA County Texas with RUDY YBARRA SAENZ grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC ( MERS ' ) AS NOMINEE mortgagee

4 **Obligations Secured** Deed of Trust or Contract Lien executed by RUDY YBARRA SAENZ securing the payment of the indebtednesses in the original principal amount of \$76 396 00 and obligations therein described including but not limited to the promissory note and all modifications renewals and extensions of the promissory note MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien

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

6 **Mortgage Servicer Information** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code § 51.0025 the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above MIDLAND MORTGAGE A DIVISION OF MIDFIRST BANK as Mortgage Servicer is representing the current mortgagee whose address is

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

FILED


2019 AUG -1 P 12 18

*DA*  
*Diana Casla*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY BOB FRISCH JANICE STONER JODI STEEN ARNOLD MENDOZA SANDRA MENDOZA VICKI HAMMONDS BARBARA SANDOVAL MARTHA BOETA RAMON PEREZ GARRETT SANDERS MEGAN YASSI JOHN SISK OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL LLP 4004 Belt Line Road Suite 100 Addison Texas 75001 4320 as Substitute Trustee who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust and further does hereby request authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein



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 \_\_\_\_\_

3308 WOODLAWN  
VICTORIA TX 77901

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VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER THIRTY FIVE (35) IN BLOCK NUMBER EIGHT (8) OF MAYFAIR SUBDIVISION 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 3 PAGE 19 OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 28 2018 and recorded under Clerks File No 201811377 in the real property records of VICTORIA County Texas with Arturo Rocha and Azalia Rocha as Grantor(s) and Mortgage Electronic Registration Systems Inc as Nominee for Wallick and Volk, Inc its successors and assigns as Original Mortgagee

Deed of Trust executed by Arturo Rocha and Azalia Rocha securing payment of the indebtedness in the original principal amount of \$288 085 00 and obligation therein described including but not limited to the promissory note and all modifications renewal and extensions of the promissory note (the 'Note ') executed by Arturo Rocha and Azalia Rocha. AmeriHome Mortgage Company LLC is the current mortgagee (the Mortgagee ) of the Note and Deed of Trust or Contract Lien

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 Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee Cenlar FSB is representing the Mortgagee whose address is Attn BK Department 425 Phillips Blvd Ewing, NJ 08618

**Legal Description**

**BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER ONE (1), OF TERRA VISTA SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 21 A&B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES**

**SALE INFORMATION**

**Date of Sale 10/01/2019**

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

**Location of Sale** The place of the sale shall be VICTORIA County Courthouse, Texas at the following location 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

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust

The Sale will be conducted as a public auction to the highest bidder for cash except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust 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



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.

**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**, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** 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 Gladnev, Lisa Cockrell or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is  
Codilis & Moody P C  
400 N Sam Houston Pkwy E, Suite 900A  
Houston TX 77060  
(281) 925-5200


Executed on this the 6th day of August 2019



Nicole M. Bartee 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 Alexis Mendoza

C&M No 44-19-1865

**FILED**  
2019 AUG -8 A 9 34  
ON  
  
COUNTY CLERK  
VICTORIA COUNTY TEXAS

FILE No. 9730  
County Clerk, Victoria County, Texas

FILED

2019 AUG -8 P 12:08  
an

1201 E. COLORADO ST.  
VICTORIA, TX 77901

00000007635394

*Deidi Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

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

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

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

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

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



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, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



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: \_\_\_\_\_



1201 E. COLORADO ST.  
VICTORIA, TX 77901

00000007635394

00000007635394

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER ONE HUNDRED TWENTY-FOUR (124), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 65 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED

FILE No. 9731  
County Clerk, Victoria County, Texas

2019 AUG 12 P 1:47

*an*  
*Deidi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

00000008533853

1804 MISSION DRIVE  
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: October 01, 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 27, 2001 and recorded in Document CLERK'S FILE NO. 200115119 real property records of VICTORIA County, Texas, with CRYSTAL GARCIA AND CONRAD GARCIA, grantor(s) and MILDOR CORP DBA COMMUNITY 1ST MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CRYSTAL GARCIA AND CONRAD GARCIA, securing the payment of the indebtednesses in the original principal amount of \$80,364.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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



NTSS00000008533853

1804 MISSION DRIVE  
VICTORIA, TX 77901

00000008533853

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, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



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: \_\_\_\_\_

1804 MISSION DRIVE  
VICTORIA, TX 77901

00000008533853

00000008533853

VICTORIA



BEING LOT NUMBER TWO (2), 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 SAID ADDITION OF RECORD IN VOLUME 4, PAGE 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

101 Parkstone Dr, Victoria, TX 77904

19-016251

**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: 10/01/2019

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 12/15/2006 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number, 200616630 with Jayeshkumar C. Patel (grantor(s)) and National City Mortgage, a division of National City Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jayeshkumar C. Patel, securing the payment of the indebtedness in the original amount of \$114,400.00, 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, National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2007-AC4 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING LOT NO. ONE (1), IN BLOCK NO. ONE (1), 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.

FILED

2019 AUG 22 A 11:09


*Debi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



4703232

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. Wells Fargo Bank, National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2007-AC4, as Mortgage Servicer, is representing the current Mortgagee whose address is:

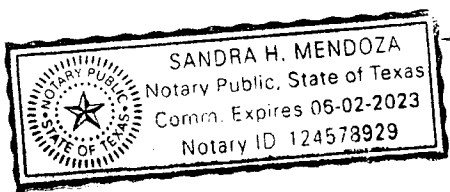
PNC Bank, National Association  
3232 Newmark Drive  
Miamisburg, OH 45342

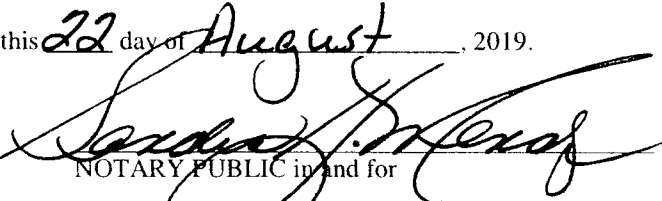
  
SUBSTITUTE TRUSTEE  
~~Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz~~  
whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS  
COUNTY OF NUÈCES

Before me, the undersigned authority, on this day personally appeared Arnold 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 22 day of August, 2019.



  
NOTARY PUBLIC in and for  
NUÈCES COUNTY  
My commission expires: 6-2-23  
Print Name of Notary:  
Sandra H. Mendoza

**CERTIFICATE OF POSTING**

My name is Sandra Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 8-22-19 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: Sandra Mendoza  
Date: 8-22-19

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

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated December 19, 2014, executed by **DANIEL R. DELA GARZA AND MARIA DELA GARZA, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 201414261, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen; whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, October 1, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2014 Champion Manufactured Home, Serial No. 125000HA002651A.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 27 day of August, 2019.

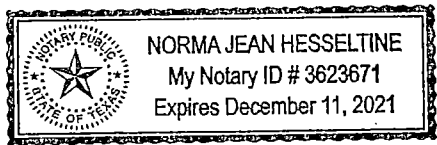
**FILED**

2019 AUG 29 A 11:14  
DN  
*Dacia Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 27<sup>th</sup> day of August, 2019, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**1.00 acre, more or less, situated in Farm Lot 3, Block 5, Range 2, City of Victoria, and also known as Lot 1, Block 1, Danny Subdivision, Victoria County, Texas, according to map or plat thereof recorded in Volume 6, Page 396, Plat Records of Victoria County, Texas.**

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



19-02953  
56 WINNIPEG STREET, VICTORIA, TX 77905

**NOTICE OF FORECLOSURE SALE**

- Property: The Property to be sold is described as follows:
- Being Lot Number Twenty-five (25), in Block Number 5 (5), of Lakeview Subdivision Section II, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 8, at Page 81 A&B of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.
- Security Instrument: Deed of Trust dated April 22, 2016 and recorded on April 28, 2016 at Instrument Number 201604637 in the real property records of VICTORIA County, Texas, which contains a power of sale.
- Sale Information: October 1, 2019, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by MATTHEW J. BARTH-SCHELPER AND LEAH MARIE BARTH-SCHELPER secures the repayment of a Note dated April 22, 2016 in the amount of \$441,917.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

FILED *fw*

2019 AUG 29 P 3:05

*Debra Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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



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



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

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VICTORIA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated April 13, 2007, executed by **TINA MCMULLEN** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 200704783, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltnine, whose address is listed below, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, October 1, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 1995 CMH Sante Fe Manufactured Home, Serial No. CLWOO5742TX.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 29<sup>th</sup> day of August, 2019.

**FILED**

2019 SEP -3 P 3:10

BN

*Debra Casler*  
COUNTY CLERK

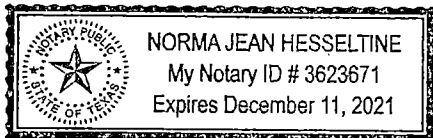
VICTORIA COUNTY, TEXAS

*K Littlefield*

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

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 29<sup>th</sup> day of August, 2019, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being Lot Number Eleven (11), in Block Number Seven (7) of SHADY OAKS MOBILE HOMES SUBDIVISION, SECTION III, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 5, Page 6 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by DEBORAH M. CASARES, dated May 15, 2018, and duly recorded as Document No. 201805534 of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, October 1, 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:

BEING Lot Number Ten (10), in Block Number Seven (7), of MORNINGSIDE 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 3, at Page 32 of the 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.

NOTICE

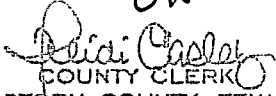
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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


Executed this 5th day of September, 2019.

FILED

2019 SEP -5 P 1:19

DN

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

# Notice of Trustee's Sale

FILED

2019 SEP -9 A 11: 03

DN  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Date: September 9, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/22/2017, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/22/2017, executed by Manuel Villarreal and Jocelyn Libhart to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201713696 of the Official Public Records of Victoria County, Texas

Property: (Tract 56- 2) 5.013 acre tract in the Day Land and Cattle Company Survey, No. 7, A-477, and G.A. Levi Survey, A-373 in Victoria County, Texas and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): October 1, 2019

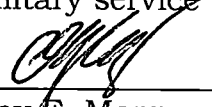
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

# Exhibit 1

## DALE L. OLSON

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

FIELD NOTES FOR A 5.013 ACRE TRACT IN THE DAY LAND AND CATTLE COMPANY SURVEY NO. 7, AND G.A. LEVI SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 56, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.013 acre tract or parcel of land out of and being a part of the Day Land and Cattle Company Survey No. 7, A-477, and G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, at the southwest corner of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, in the southeast line of that certain 100 acre tract described in a deed to Richard Clyde Chamrad, recorded in Vol. 820, Page 214, Victoria County Deed Records, at the northwest corner of the 423.001 acre tract of which this is a part.

THENCE with the center of Willow Creek Ranch Road and the common line of the Nine Mile Investments 510.086 acre and 423.001 acre tracts, S 82 deg. 51 min. 08 sec. E, 49.30 feet to a point where same intersects the center of Saltgrass Lane, a 60 foot Roadway Easement.

THENCE with the center of Saltgrass Lane, S 02 deg. 42 min. 26 sec. E, 629.55 feet to a point at the beginning of a curve to the left.

THENCE continuing with the center of Saltgrass Lane, along a curve to the left whose radius is 500.00 feet; whose long chord bears S 27 deg. 06 min. 24 sec. E, 497.16 feet, 520.36 feet along the arc to a point at the end of same.

THENCE continuing with the center of Saltgrass Lane, S 56 deg. 55 min. 08 sec. E, 596.54 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Saltgrass Lane, along a curve to the right whose radius is 400.00 feet; whose long chord bears S 52 deg. 31 min. 46 sec. E. 61.22 feet, 61.28 feet along the arc to a point at the end of same.

THENCE continuing with said line, S 48 deg. 08 min. 43 sec. E, 427.19 feet to the POINT OF BEGINNING, for the west corner of this tract.

THENCE N 41 deg. 51 min. 30 sec. E, at 30.00 feet pass a 5/8 inch iron rod set in the northeast line of Saltgrass Lane, 454.97 feet in all to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 48 deg. 08 min. 30 sec. E, 480.00 feet to a 5/8 inch iron rod set for the east corner of this tract.

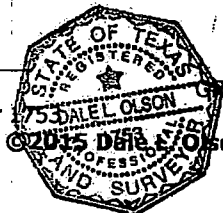
THENCE S 41 deg. 51 min. 29 sec. W, at 394.94 feet pass a 5/8 inch iron rod Set for Reference in the east line of a cul-de-sac of Saltgrass Lane, 454.94 feet in all to a point in the center of said cul-de-sac, for the south corner of this tract.

THENCE with the center of Saltgrass Lane N 48 deg. 08 min. 43 sec. W, 480.00 feet to the POINT OF BEGINNING, containing 5.013 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor

Order# 15-323-32s\_56



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

Olson Surveying Co.  
Date Created: 7-31-15

# Notice of Trustee's Sale

FILED

Date: September 9, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/8/2016, in the original principal amount of \$59,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/8/2016, executed by Jennifer Perez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201613493 of the Official Public Records of Victoria County, Texas

Property: Tract 4, Section 2: 5.225 acre tract in the John W. Cliburn Survey, A-190 in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): October 1, 2019

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

2019 SEP -9 A 11:07  
DN  
Dacia Casler  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



## Exhibit A

### **DALE L. OLSON**

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

FIELD NOTES FOR A 5.225 ACRE TRACT IN THE JOHN W. CLIBURN SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 4, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.225 acre tract or parcel of land out of and being a part of the John W. Cliburn Survey, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the southeast line of the Nine Mile Investments 423.001 acre tract and northwest line of the Javer 301.77 acre tract, S 43 deg. 56 min. 33 sec. W, at 36.04 feet pass a 5/8 inch iron rod Found for Reference in the south line of Willow Creek Ranch Road, 849.68 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the east corner of this tract.

THENCE continuing with said line, S 43 deg. 56 min. 33 sec. W, 542.33 feet to a point in the center of a creek, for the south corner of this tract.

THENCE with the center of a creek, N 21 deg. 32 min. 36 sec. W, 217.35 feet to a point; S 82 deg. 55 min. 27 sec. W, 151.62 feet to a point; N 75 deg. 07 min. 00 sec. W, 206.67 feet to a point; N 39 deg. 04 min. 54 sec. W, 77.13 feet to a point where same intersects the center of Slippery Elm Road, a 60 foot roadway easement, for the west corner of this tract.

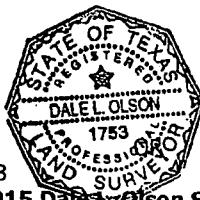
THENCE with the center of Slippery Elm Road, N 43 deg. 56 min. 33 sec. E, 118.36 feet to a point at the beginning of a curve to the left.

THENCE continuing with the center of Slippery Elm Road, along a curve to the left whose radius is 330.00 feet; whose long chord bears N 26 deg. 18 min. 30 sec. E, 200.06 feet; 203.26 feet along the arc to a point for the north corner of this tract, from which a 5/8 inch iron rod set in the east line of Slippery Elm Road bears S 76 deg. 00 min. 21 sec. E, 30.12 feet.

THENCE S 76 deg. 00 min. 21 sec. E, 705.14 feet to the POINT OF BEGINNING, containing 5.225 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753



©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s\_4

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

Date Created: 7-31-15

# Notice of Trustee's Sale

FILED

FILE No. 9748  
County Clerk, Victoria County, Texas

Date: September 9, 2019

2019 SEP -9 A 11:09

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

DN  
*Patsy Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 4/23/2018, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/23/2018, executed by Fabiola S. Belmares to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201804573 of the Official Public Records of Victoria County, Texas

Property: (Tract 3- 2) 5.007 acre tract in the Indianola Railroad Company Survey No. 9, A-190, Victoria County Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): October 1, 2019

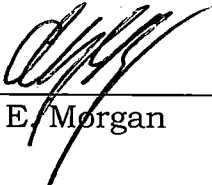
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Clay E. Morgan

# Exhibit A

## **DALE L. OLSON**

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

FIELD NOTES FOR A 5.007 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 3, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.007 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 Inch Iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Instrument No. 201102378 and 201313880, Victoria County Official Public Records, the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Henry William Javer 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1193.43 feet to a point where same intersects the center of Slippery Elm Road, a second roadway easement.

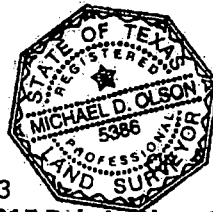
THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 12 sec. W, 470.38 feet to the POINT OF BEGINNING, for the northwest corner of this tract.

THENCE S 86 deg. 27 min. 48 sec. E, at 30.16 feet pass a 5/8 inch iron rod set for Reference in the east line of Slippery Elm Road, 947.56 feet in all to a 5/8 inch iron rod set in the east or southeast line of the 423.001 acre tract and northwest line of the before said Javer 301.77 acre tract, for the northeast corner of this tract.

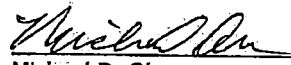
THENCE with the east or southeast line of the 423.001 acre tract and northwest line of the Javer 301.77 acre tract, S 43 deg. 56 min. 33 sec. W, 418.39 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 76 deg. 00 min. 21 sec. W, at 675.02 feet pass a 5/8 inch iron rod set in the east line of a 60 foot roadway easement, 512.66 feet in all to a point in the center of Slippery Elm Road, the second said roadway easement, for the southwest corner of this tract.

THENCE with the center of Slippery Elm Road, N 08 deg. 39 min. 12 sec. E, 191.37 feet to the POINT OF BEGINNING, containing 5.007 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

  
Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s\_3

Date Created: 8-28-15

FILE No. 9749  
County Clerk, Victoria County, Texas

FILED

2019 SEP -9 A 11:22

*an*  
*Darci Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

205 NORTH MANTZ STREET, VICTORIA, TX, 77901  
7015FC.0035

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

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

**APPOINTMENT OF  
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jo Woolsey, W.D. Larew, Leslie Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Frederick Britton, Pamela Thomas, Barbara Sandoval, John Sisk, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Jodi Steen, Elizabeth Anderson, Vanessa McHaney, Martha Boeta, Megan Yassi, Janice Stoner, Alexis Mendoza, Susan Sandoval, Ramon Perez, Garrett Sanders, Amy Ortiz, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;  
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on October 01, 2019 between the hours of 11am-2pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF SALE:**

The place of the sale shall be: At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street in VICTORIA County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 07/02/2008 and recorded under Volume, Page or Clerk's File No. INSTRUMENT # 200808380; RE-RECORDED AT 200900340 in the real property records of Victoria County Texas, with SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA as Grantor(s) and AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by SANTIAGO DE LA CERDA AND WIFE, MARIA DE LA CERDA securing the payment of the indebtedness in the original principal amount of \$90,771.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by SANTIAGO DE LA CERDA. CARRINGTON MORTGAGE SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING  
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for CARRINGTON MORTGAGE SERVICES, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES,

LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

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

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

BEING A 0.22 ACRE (9,472 SQUARE FOOT) TRACT OF LAND SITUATED IN FARM LOT FOUR (4), BLOCK "A", EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 0.22 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED FROM DANTE H. GARZA TO MACARIO P. TOVAR AND SOLEDAD Z. TOVAR BY DEED DATED FEBRUARY 23, 2006 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200602367 OF VICTORIA COUNTY, TEXAS, AND DESCRIBED IN VOLUME 215, PAGE 122 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.22 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. TOGETHER WITH MANUFACTURED HOME DESCRIBED AS FOLLOWS: MAKE: FLEETWOOD. MODE: CARRIAGE HILL SERIES 3443C YEAR 2009 MH LABEL# PFS1019896 / PFS1019897 (the "Property")

**REPORTED PROPERTY  
ADDRESS:**

205 NORTH MANTZ STREET, VICTORIA, TX 77901

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

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

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

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

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

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

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

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER**

**OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES. PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Signed on the 5 day of September, 2019

Respectfully,

JACK O'BOYLE & ASSOCIATES

  
Jack O'Boyle | SBN: 15165300  
[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

Travis H. Gray | SBN: 24044965  
[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris S. Ferguson | SBN: 24069714  
[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE  
SERVICER

FILE No. 9750  
County Clerk, Victoria County, Texas  
Notice of Trustee's Sale

FILED

2019 SEP -9 P 3: 24  
an

*Debra Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Date: September 9, 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 October 17, 2014, from Maker, Marijoseph Martinez to Payee, BP-Residential, L.L.C., in the original principal amount of \$27,000.00

Deed of Trust

Date: October 17, 2014

Recording Information: Filed on October 21, 2014, and recorded under document number 201411837 Official Public Records of VICTORIA County, Texas

Grantor: Marijoseph Martinez

Trustee: Stephen A. Beal

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

Property: Being the South One-half of Lot Number 6, and the Southwest One-Fourth of Lot Number 5, in Block Number 4, of the R.F. Oliver Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 53, Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): October 1, 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.**

**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.

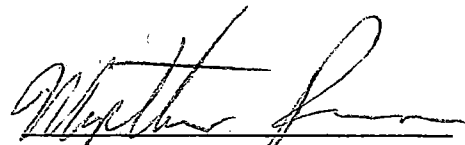
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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



FILE NO. 9751  
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

Date: September 9, 2019

2019 SEP -9 P 3:28

Trustee: Stephen A. Beal

*Ar*  
Dolice Casler  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

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

Obligation: Real Estate Lien Note dated July 17, 2011, from Maker, Mr. Jorge A. Vazquez and Mr. Dolores Vazquez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$50,400.00

Deed of Trust

Date: July 17, 2011

Recording Information: Filed on July 20, 2011, and recorded under document number 201107239 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Jorge A. Vazquez and Mr. Dolores Vazquez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Six (6), in Block Number Twelve (12), of GREENBRIAR PLACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): October 1, 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.**

*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.

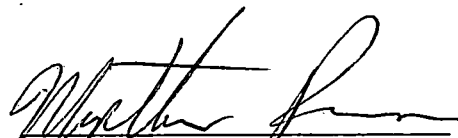
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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

FILE No. 9752  
County Clerk, Victoria County, Texas  
Notice of Trustee's Sale

FILED

Date: September 9, 2019

2019 SEP -9 P 3: 27

Trustee: Stephen A. Beal

  
RICCI CASLER  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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 April 29, 2015, from Maker, Ricardo Castellanos to Payee, BP-Residential, L.L.C., in the original principal amount of \$40,702.17

Deed of Trust

Date: April 29, 2015

Recording Information: Filed on May 15, 2015, and recorded under document number 201505198 Official Public Records of VICTORIA County, Texas

Grantor: Ricardo Castellanos

Trustee: Stephen A. Beal

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

Property: Being Lot Number Eight (8), in Block Number Six (6), of ED SLOTNICK SUBDIVISION #2, an addition to the City of Victoria, Victoria County Texas, according to the established map and plat of said addition of record in Volume 2, Page 70A of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): October 1, 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.**

*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.

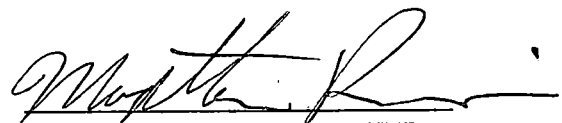
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all-prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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

902 E Polk Ave, Victoria, TX 77901

19-019548

**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: 10/01/2019

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 05/12/2011 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number, 201104884 with Alexander E. Cavazos and Jessica A. Cavazos (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Wallick and Volk, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Alexander E. Cavazos and Jessica A. Cavazos, securing the payment of the indebtedness in the original amount of \$79,166.00, 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.** BEING LOT NUMBER TWENTY (20), IN BLOCK NUMBER FIVE (5), OF BLUE RIDGE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 327, PAGE 293, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

**FILED**

2019 SEP 10 A 9:10

DN  
*Diana Casday*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



4704586

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. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

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



**SUBSTITUTE TRUSTEE**

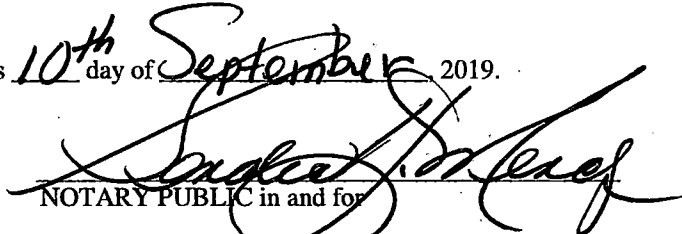
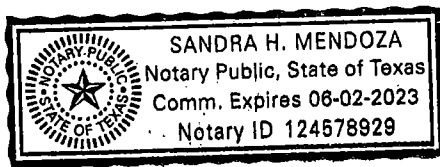
~~Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson,~~  
1320 Greenway Drive, Suite 300  
Irving, TX 75038 ~~OR Jo Woolsey, Bob Frisch,~~  
~~Arnold Mendoza, Sandra Mendoza, Vicki~~  
~~Hammonds, Jodi Steen, Barbara Sandoval, Martha~~  
~~Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi,~~  
~~John Sisk, Amy Ortiz~~ whose address is 1 Mauchly,  
Irvine, CA 92618

STATE OF TEXAS  
COUNTY OF NUECES

**Alexis Mendoza**

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 10<sup>th</sup> day of September 2019.



NOTARY PUBLIC in and for

NUECES COUNTY

My commission expires: 6.2.23

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: \_\_\_\_\_

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, by that one certain Deed of Trust dated November 22, 2013, recorded under Document No. 201314364, in the Official Records of Victoria County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Kenneth Martinez and Tiffany G. Martinez (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated November 22, 2013, in the original principal sum of \$72,990.00 executed by Kenneth Martinez and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, Texas Dow Employees Credit Union ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from Kenneth Martinez and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas;

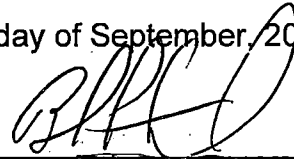
**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Victoria County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Victoria County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the

indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the Front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria County, Texas (or as designated by the Commissioners Court of that county), at 11:00 a.m. (at the earliest), or within three (3) hours thereafter, on October 1, 2019, that being the first Tuesday of that month.

**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. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Ste. 1800, San Antonio, Texas 78205.**

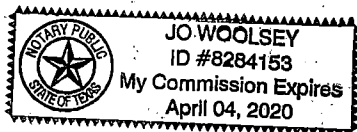
Executed in multiple originals on this 10<sup>th</sup> day of September, 2019.

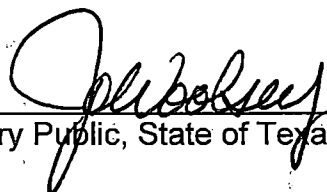


Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Substitute Trustee  
6700 N. New Braunfels Avenue  
San Antonio, Texas 78209

STATE OF TEXAS           §  
  §  
COUNTY OF Wheeler   §

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2019E, by ~~Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen~~, Substitute Trustee, on behalf of said Trust.



  
\_\_\_\_\_  
Notary Public, State of Texas



**PROPERTY DESCRIPTION**

Lot Eight (8), Block Two (2), Hunter Estates Subdivision, Victoria County, Texas according to the plat recorded in Volume 8, Page 32C of the Plat Records of Victoria County, Texas:

**FILED**

2019 SEP 10 P 12: 23

DN

*Dicki Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**EXHIBIT "A"**