

2018 FEB 22 P 12:17

*Deidi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 11/16/2009  
**Grantor(s):** JESSE B TORRES AND STELLA G TORRES A/K/A ESTELLA G TORRES  
**Original Mortgage:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$93,398.18  
**Recording Information:** Instrument 200913596  
**Property County:** Victoria  
**Property:**

BEING A 2.00 ACRE TRACT OF LAND SITUATED IN THE JOSE MARIA GALBAN LEAGUE ABSTRACT NUMBER 35, VICTORIA COUNTY, TEXAS, THE SAME BEING A PORTION OF THAT 44.94 ACRE TRACT OF LAND CONVEYED TO THOMAS JOSHUA BY DEED FROM MILLARD F. BASS, ET AL DATED OCTOBER 19, 1918, AND RECORDED IN VOLUME 89, PAGE 37 OF THE DEED RECORDS OF SAID COUNTY, THE SAID 44.94 ACRE TRACT BEING TRACT NUMBER 3, AS SHOWN ON THE MAP, PAGE 97 OF THE ABSTRACT PREPARED BY THE VICTORIA COUNTY ABSTRACT COMPANY, INC. DATED AUGUST 29, 1935, WHICH SHOWS THE PARTITIONING ON THE JANE JOSHUA ESTATE LANDS IN THE JOSE MARIA GALBAN LEAGUE IN SAID COUNTY, THE SAID 2.00 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD SET FOR CORNER IN THE COMMON LINE BETWEEN THE SAID JOSHUA 44.94 ACRE TRACT OF LAND AND THE MRS. KATE WARDEN LOWERY 1714.15 ACRE TRACT, THE SAID PLACE OF BEGINNING IS REACH BY COMMENCING AT AN EXISTING 1-1/2 INCH IRON PIPE SET AT A CORNER FENCE POST AT THE EAST CORNER OF SAID 44.94 ACRE TRACT OF LAND; THENCE S. 54 DEGREES 58' 11" W. AT A DISTANCE OF 394.32 FEET, WITH FENCE ALONG SAID COMMON LINE TO A 5/8 INCH IRON ROD SET AT THE SOUTH CORNER OF A 4.00 ACRE TRACT OF LAND; THENCE S. 54 DEGREES 48' 02" W. A DISTANCE OF 988.82 FEET, WITH FENCE ALONG SAID COMMON LINE TO THE SAID PLACE OF BEGINNING, THE SAME BEING AT THE SOUTH CORNER OF A 2.00 ACRE TRACT OF LAND PREVIOUSLY STAKED AND DESCRIBED; THENCE S. 54 DEGREES 48' 02" W. A DISTANCE OF 198.23 FEET, WITH FENCE ALONG SAID COMMON LINE TO A 5/8 INCH IRON ROD SET FOR CORNER; THENCE N. 35 DEGREES 00' W. A DISTANCE OF 439.33 FEET PARALLEL TO THE NORTHEAST LINE OF SAID 44.94 ACRE TRACT OF LAND TO 5/8 INCH IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF THE FLEMING PRAIRIE ROAD, 60 FEET IN WIDTH; THENCE N. 54 DEGREES 42' 16" E. A DISTANCE OF 198.23 FEET, WITH FENCE ALONG THE SOUTHEAST LINE OF SAID ROAD TO 5/8 INCH IRON ROD SET AT THE WEST CORNER OF SAID 2.00 ACRE TRACT OF LAND PREVIOUSLY STAKED; THENCE S. 35 DEGREES 00' E. A DISTANCE OF 439.66 FEET ALONG THE COMMON LINE WITH SAID 2.00 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

**Reported Address:** 1655 FLEMING PRAIRIE RD, VICTORIA, TX 77905

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of April, 2018  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

**Substitute Trustee(s):** Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn

Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

Filed: December 8, 2017 2:23 p.m.

Cathy Stuart  
District Clerk  
Victoria County, Texas  
By: Stone, Rhonda

CAUSE NO. 17-08-81402-B

**IN RE: ORDER FOR FORECLOSURE  
CONCERNING 1655 FLEMING PRAIRIE  
RD, VICTORIA, TX 77905  
UNDER TEX. R. CIV. PROC. 736**

**IN THE DISTRICT COURT**

**PETITIONER:**

**WELLS FARGO BANK, N.A.**

**VICTORIA COUNTY, TEXAS**

**RESPONDENT(S):**

**JESSE B TORRES, DECEASED; STELLA  
G TORRES A/K/A ESTELLA G TORRES**

**135 TH DISTRICT COURT**

**DEFAULT ORDER ALLOWING FORECLOSURE**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order are Jesse B Torres, Deceased, and Stella G Torres A/K/A Estella G Torres whose, whose last known address is 1655 Fleming Prairie Rd, Victoria, TX 77905. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 1655 Fleming Prairie Rd, Victoria, TX 77905 with the following legal description:

BEING A 2.00 ACRE TRACT OF LAND SITUATED IN THE JOSE MARIA GALBAN LEAGUE ABSTRACT NUMBER 35, VICTORIA COUNTY, TEXAS, THE SAME BEING A PORTION OF THAT 44.94 ACRE TRACT OF LAND CONVEYED TO THOMAS JOSHUA BY DEED FROM MILLARD F. BASS, ET AL DATED OCTOBER 19, 1918, AND RECORDED IN VOLUME 89, PAGE 37 OF THE DEED RECORDS OF SAID COUNTY, THE SAID 44.94 ACRE TRACT BEING TRACT NUMBER 3, AS SHOWN ON THE MAP, PAGE 97 OF THE ABSTRACT

PREPARED BY THE VICTORIA COUNTY ABSTRACT COMPANY, INC. DATED AUGUST 29, 1935, WHICH SHOWS THE PARTITIONING ON THE JANE JOSHUA ESTATE LANDS IN THE JOSE MARIA GALBAN LEAGUE IN SAID COUNTY, THE SAID 2.00 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR CORNER IN THE COMMON LINE BETWEEN THE SAID JOSHUA 44.94 ACRE TRACT OF LAND AND THE MRS. KATE WARDEN LOWERY 1714.15 ACRE TRACT, THE SAID PLACE OF BEGINNING IS REACH BY COMMENCING AT AN EXISTING 1-1/2 INCH IRON PIPE SET AT A CORNER FENCE POST AT THE EAST CORNER OF SAID 44.94 ACRE TRACT OF LAND;

THENCE S. 54 DEGREES 58' 11" W. AT A DISTANCE OF 394.32 FEET, WITH FENCE ALONG SAID COMMON LINE TO A 5/8 INCH IRON ROD SET AT THE SOUTH CORNER OF A 4.00 ACRE TRACT OF LAND;

THENCE S. 54 DEGREES 48' 02" W. A DISTANCE OF 988.82 FEET, WITH FENCE ALONG SAID COMMON LINE TO THE SAID PLACE OF BEGINNING, THE SAME BEING AT THE SOUTH CORNER OF A 2.00 ACRE TRACT OF LAND PREVIOUSLY STAKED AND DESCRIBED;

THENCE S. 54 DEGREES 48' 02" W. A DISTANCE OF 198.23 FEET, WITH FENCE ALONG SAID COMMON LINE TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE N. 35 DEGREES 00' W. A DISTANCE OF 439.33 FEET PARALLEL TO THE NORTHEAST LINE OF SAID 44.94 ACRE TRACT OF LAND TO 5/8 INCH IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF THE FLEMING PRAIRIE ROAD, 60 FEET IN WIDTH;

THENCE N. 54 DEGREES 42' 16" E. A DISTANCE OF 198.23 FEET, WITH FENCE ALONG THE SOUTHEAST LINE OF SAID ROAD TO 5/8 INCH IRON ROD SET AT THE WEST CORNER OF SAID 2.00 ACRE TRACT OF LAND PREVIOUSLY STAKED;

THENCE S. 35 DEGREES 00' E. A DISTANCE OF 439.66 FEET ALONG THE COMMON LINE WITH SAID 2.00 ACRE TRACT OF LAND TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 200913596 and recorded in the real property records of Victoria County, Texas.

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: 12/8/2017 02:18 PM

  
JUDGE PRESIDING

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

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS       §  
  §  
COUNTY OF VICTORIA     §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 11, 2011, DIANA PENA conveyed to DENNIS J. KOWALIK, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING a 0.3146 acre portion of Lot Number One (1), and Two (2), in Block "A", G.C. MEYERS HIGHLAND SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, and being that same property conveyed in a Deed dated March 27, 1969 from Jack Glenn, et ux to Eddie Bryant, Jr., et al and recorded under Clerk's File No. 31977, Deed Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

THIS CONVEYANCE and the warranty herein contained are expressly MADE SUBJECT to any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other matters affecting the above-described property and appearing of record in the Office of the County Clerk of Victoria County, Texas;

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$38,000.00, executed by DIANA PENA, and made payable to ELNORA BRYANT (herein the "Note"), which such Deed of Trust is recorded under Instrument #201101562, of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 3<sup>rd</sup> day of April, 2018, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

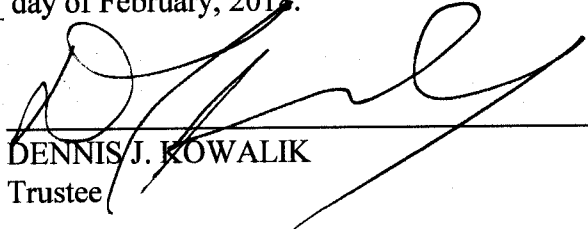
The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase or of which the purchaser is considering purchase.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource

Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

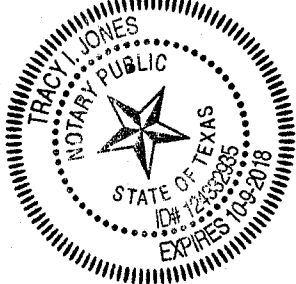
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

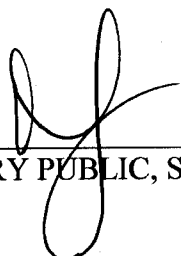
WITNESS my hand this the 10th day of February, 2018.

  
DENNIS J. KOWALIK  
Trustee

THE STATE OF TEXAS §  
COUNTY OF VICTORIA §

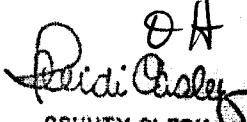
This instrument was acknowledged before me on this the 10th day of August, 2018, by DENNIS J. KOWALIK.



  
NOTARY PUBLIC, STATE OF TEXAS

FILED

2018 FEB 26 P 12: 21

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

1014 WESTWOOD ST  
VICTORIA, TX 77901

FILE No. 9346  
County Clerk, Victoria County, Texas

0000007299043

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: April 03, 2018

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING  
LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS  
or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

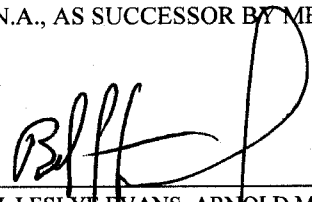
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 11, 2009 and recorded in Document CLERK'S FILE NO. 200910631 real property records of VICTORIA County, Texas, with JAMES HOFACKER, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES HOFACKER, securing the payment of the indebtednesses in the original principal amount of \$84,320.00, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024



JO WOOLSEY, ~~W. Woolsey~~, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN

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


Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED

2018 FEB 26 P 12:38

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000007299043





ALL OF THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN VICTORIA COUNTY, TEXAS, TO-WIT:

BEING LOT NUMBER SEVEN (7), IN BLOCK NUMBER TWENTY (20), OF TANGLEWOOD SUBDIVISION, SECTION IX, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGES 65 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES

SUBJECT, HOWEVER, TO THESE CERTAIN RESTRICTIONS AND CONDITIONS OF RECORD IN VOLUME 1022, PAGE 397 AND COLUME 1978, PAGE 421, DEED RECORDS, VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

SUBJECT FURTHER TO AN EASEMENT AND/OR RIGHT-OF-WAY AS SET FORTH AND GRANTED TO CENTRAL POWER AND LIGHT COMPANY BY INSTRUMENTS DATED MARCH 6, 1941, RECORDED IN VOLUME 183, PAGE 132 AND DATED MARCH 4, 1941, RECORDED IN VOLUME 183, PAGE 133 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HEREMADE FOR ALL PURPOSES.

SUBJECT FURTHER TO A TEN FOOT (10') UTILITY EASEMENT TO THE REAR OF SAID PROPERTY AS SHOWN ON PLAT OF RECORD IN VOLUME 6, PAGE 65, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

SUBJECT FURTHER TO ALL OIL, GAS AND OTHER MINERALS LYING TO AND UNDER THE SUBJECT PROPERTY, BUT RESERVING NO RIGHT TO INGRESS AND EGRESS AS PROVIDED BY INSTRUMENT DATED JULY 2, 1979, RECORDED IN VOLUME 1019, PAGE 417 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

TAX ID # 61990

BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO JAMES HOFACKER, A SINGLE MAN BY MATT GARRETT AND COURTNEY GARRETT IN A WARRANTY DEED WITH VENDOR'S LIEN RETAINED EXECUTED 2/27/2006 AND RECORDED 4/19/2006 IN DOCUMENT NO. 200605180 OF THE VICTORIA COUNTY, TEXAS LAND RECORDS.



NOS0000007299043

FILE No. 9347  
 County Clerk, Victoria County, Texas

2018 FEB 28 P 2:05

TS No.: 2017-01485-TX  
 18-000492-673

*D. H. Craley*  
 COUNTY CLERK  
 VICTORIA COUNTY, TEXAS

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 04/03/2018

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

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

**Property Address:** 1209 North Moody Street, Victoria, TX 77901

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/19/2006 and recorded 05/24/2006 in Document 200606907, real property records of Victoria County, Texas, with **Greg L. Stanford and Joann Stanford, husband and wife** grantor(s) and **DECISION ONE MORTGAGE COMPANY, LLC**, as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN**, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Greg L. Stanford and Joann Stanford, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$71,034.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ3** is the current mortgagee of the note and deed of trust or contract lien.

### Notice of [Substitute] Trustee Sale

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

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

Being 0.38 of an acre situated in and a part of Farm lot one (1), Block one (1), range two (2), east above town and also being part of lot four (4), block two (2), Linn's addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 11, Page 405 of the deed records of Victoria County, Texas, also being the same as that certain tract of land described in a deed recorded in volume 256, page 64 of the Deed Records of Victoria county, Texas, This 0.38 of acre is more fully described by metes and bounds as follows:

Beginning at a iron pipe found in the west line of moody street for the Northeast corner of this 0.38 of an acre, also being the Southeast corner of a 0.20 acre tract recorded in Instrument No. 200203044 of the official records of Victoria County, Texas;

Thence S 04° 33' 00" E (bearing reference line) with the west line of Moody Street a distance of 116.56 feet to a iron rod found for the southeast corner of this 0.38 of an acre;

Thence S 85° 27' 00" W with existing fence a distance of 139.30 feet to a iron rod found for the southwest corner of this 0.38 of an acre;

Thence N 04° 33' 00" W with the common line of this tract, a tract, of land recorded in Volume 851, page 90 of the deed records of Victoria County, Texas, and Lot 2R, Block 2 of the Linn addition Resubdivision No. 3, Volume 7. Page 56-A of the plat records of Victoria County, Texas, a distance of 121.79 feet to a iron pipe found for the northwest corner of this 0.38 of an acre;

Thence, N 87° 35' 58" E with the common line of this tract and said 0.20 acre tract a distance of 139.40 feet to the place of beginning; containing within these metes and bounds 0.38 of an acre.

A Survey Plat accompanies this description

The foregoing Fieldnote description was prepared from an on the ground survey made under my direction and supervision on May 03, 2006, and bearings are based on recorded plat of Linn Addition, Volume 11, Page 405 of the Deed records of Victoria County, Texas.

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

C/O Ocwen Loan Servicing, LLC

1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409

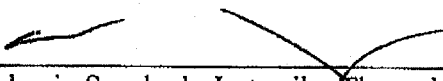
Phone: 1-800-746-2936

### Notice of [Substitute] Trustee Sale

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

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

**Date: February 27, 2018**

  
Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd. NE; Bldg. 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

  
JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN - Substitute Trustee(s)

C/O AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

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

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILE No. 9348  
County Clerk, Victoria County, Texas

FILED

2018 MAR -1 P 2:24

*DA*  
*Randi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

VICTORIA County  
Deed of Trust Dated: June 27, 2008  
Amount: \$215,200.00  
Grantor(s): CATHERINE PETERS and JOHN PETERS

Original Mortgagee: NTFN INC. DBA PREMIER NATIONWIDE LENDING  
Current Mortgagee: Bayview Loan Servicing, LLC.

Mortgagee Address: Bayview Loan Servicing, LLC., 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 200808214

Legal Description: BEING LOT NUMBER TWO (2), IN BLOCK NUMBER THREE (3), OF EMERALD HILLS, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 41, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on February 2, 2018 under Cause No. 17-12-81974-B in the 135th Judicial District Court of VICTORIA County, Texas

Date of Sale: April 3, 2018 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR JODI STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


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

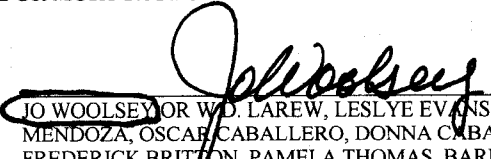
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

  
RACHEL U. DONNELLY, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2017-004478

  
JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR JODI STEEN  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

2018 MAR -5 P 2:59

NOTICE OF TRUSTEE'S SALE

*DG*  
*Deidi Osley*  
COUNTY CLERK

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:** Lot Number Seven (7) in Block Number Three (3) of EASTSIDE Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition duly recorded in the Deed Records of Victoria County, Texas, to which map and plat and its record reference is here made for all purposes.

2. **DATE, TIME, AND PLACE OF SALE:**

The sale is scheduled to be held at the following date, time, and place:

**DATE:** April 3, 2018

**TIME:** The sale shall begin no earlier than 10:00 am or no later than three hours thereafter. The sale shall be completed by no later than 1:00 pm.

**PLACE:** Victoria County Courthouse in Victoria, Texas, at the following location: 101 N. Bridge St., Victoria, Texas 77901 on the steps of the Courthouse.

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. Such reposting or refiled may be after the date originally scheduled for this sale.

3. **TERMS OF SALE:**

The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters, 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **TYPE OF SALE:**

The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated July 31, 2015, executed by **Mark Ramiro Gonzales** to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201508411 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

**Date:** July 31, 2015

**Recording Information:** Instrument Number 201508411 of the Official Public Records of Victoria County, Texas.

**Obligor/Current Owner of Record:** Mark Ramiro Gonzales

**Property Description:** Lot Number Seven (7) in Block Number Three (3) of EASTSIDE Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition duly recorded in the Deed Records of Victoria County, Texas, to which map and plat and its record reference is here made for all purposes.

Assert and protect your rights as a member of the armed forces under 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.

Questions concerning the sale may be directed to Kelly Garrett Kucera, Attorney, PO Box 5393, Victoria, Texas, 77903, 361-576-0145.

DATED March 5, 2018.

*Kelly Kucera*  
\_\_\_\_\_  
Kelly Garrett Kucera, Attorney  
101 W. Goodwin Ave, Suite 302  
Victoria, Texas 77901  
(361) 576-0145

Notice of Trustee's Sale

2018 MAR -5 P 3:53

Date: March 5, 2018

Trustee: Stephen A. Beal

*DH*  
*Deidi Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Street Address for Trustee: 104 South Pecos, Midland, Midland County, Texas 79701

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

Obligation: Real Estate Lien Note dated April 1, 2008, from Maker, Mr. Guadalupe Sanchez and Ms. Roxanna Sanchez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$37,000.00

Deed of Trust

Date: April 1, 2008

Recording Information: Filed on April 8, 2008, and recorded under document number 200803907 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Guadalupe Sanchez and Ms. Roxanna Sanchez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Eight (8), in Block Number Two (2), of COUNTRY-SIDE SUBDIVISION, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 11 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): April 3, 2018

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



Notice of Foreclosure Sale

**THE FORECLOSURE IS SCHEDULED TO OCCUR ON APRIL 3, 2018.**

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

Tract One: BEING Lot Number Sixteen ( 16), in Block Number C, of BUHLER WELDER 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 53 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes; more commonly known as 404 Oak Street, Victoria, Victoria County, Texas 77902

Tract Two: BEING Lot Number Sixteen-R (16R), in Block Number C, of BUHLER WELDER ADDITION BLOCK C 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 7, Page 134-A of the Plat Records of Victoria County, Texas to which reference is here made for descriptive purposes; more commonly known as 1101 North Navarro, Victoria, Victoria County, Texas 77902; more commonly known as 1101 North Navarro, Victoria, TX 77902.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in Document No. 201207088 of the real property records of Victoria County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: APRIL 3, 2018.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Area in front of east door of courthouse facing North Bridge Street or as otherwise designated by County Commissioner.

4. *Terms of Sale.* 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 beneficiary 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 nature and extent of such matters, if any.

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.

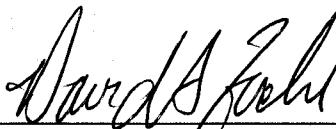
Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$16,395.00, executed by Joseph G. Garza, and payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Joseph G. Garza to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

6. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 6<sup>th</sup> day of March, 2018

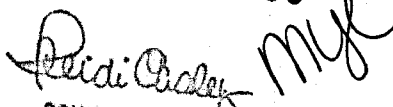


David A. Zacher, Dylan Schultz, Nikolaos P. Stavros,  
Lindsey Kelly, Wendy Storey, or Calli Rawls  
3624 North Hills Dr., Suite B-100  
Austin, TX 78731  
Telephone: (512) 346-6011  
Fax: (512) 346-6005

AFTER POSTING RETURN TO:  
Stavros & Kelly, PLLC  
3624 North Hills Dr., Suite B-100  
Austin, TX 78731  
Tel: (512) 346-6011  
Fax: (512) 346-6005

FILED

2018 MAR -6 A 9 50

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

FILE No. 9352

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.

NOTICE OF TRUSTEE'S SALE

On May 25, 2007, Denise B. Engle and Gary T. Worsham signed a Real Estate Lien Note for \$6,366.79, payable to the order of Robert L. Wade which is secured by Deed of Trust of record in Document #200709455, Official Public Records of Victoria County, Texas, against the following property:

BEING a 5.037 Acre portion of the Francis M. White Survey, A-343, Victoria County, Texas, and being a 5.037 acre tract of land off the northeast side of that 15.11 acre tract that was conveyed to Joe Lee Evans by Edwin C. Mueller, Jr., by deed dated March 23, 1981 and recorded in Volume 1106, Page 165, of the Deed Records of Victoria County, Texas, said 15.11 acre tract being the southeast one-half of a 30.22 acre tract (Tract 5) that is described in that Partition Deed dated August 14, 1968 and recorded in Volume 726, Page 346, of the Deed Records of Victoria County, Texas, and this 5.037 acre tract is more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

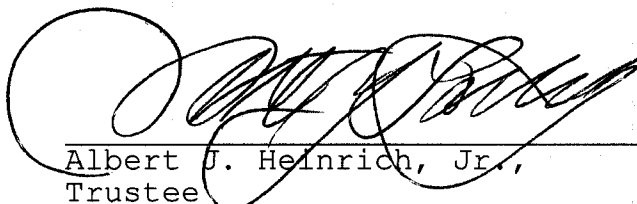
The Note has matured by lapse of time and remains unpaid, and the Owner of the Note has instructed the Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Trustee, hereby gives notice that he, as such Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 3<sup>rd</sup> day of April, 2018, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Victoria County, Texas, in Victoria, Texas, designated by the Commissioners Court of such County, described as the front of the east door of the Courthouse Building located at 115 North Bridge Street, or as designated by the County Commissioners office or as designated by the County Commissioners Court. Such sale will occur, at the earliest, at 1:00 o'clock p.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: March 8, 2018.

**FILED**

2018 MAR -8 A 10:18

*Pearl Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



Albert J. Heinrich, Jr.,  
Trustee  
3532 Bee Cave Road, Suite 202  
Austin, Texas 78746  
(512) 322-9550  
FAX (512) 322-9675

EXHIBIT "A"

BEING a 5.037 acre portion of the Francis M. White Survey, A-343, Victoria County, Texas, and being a 5.037 acre tract of land off the northeast side of that 15.11 acre tract that was conveyed to Joe Lee Evans by Edwin C. Mueller, Jr., by deed dated March 23, 1981 and recorded in Volume 1106, Page 165, of the Deed Records of Victoria County, Texas, said 15.11 acre tract being the southeast one-half of a 30.22 acre tract (Tract 5) that is described in that Partition Deed dated August 14, 1968 and recorded in Volume 726, Page 346, of the Deed Records of Victoria County, Texas, and this 5.037 acre tract is more fully described by metes and bounds as follows:

BEGINNING at an existing 3/4" pipe at the east corner of the said 15.11 acre tract for the east corner of this 5.037 acre tract, said pipe also being the north corner of a 30.22 acre tract (Tract 6) of said partition;

THENCE S 34 deg. 57' 48" W with the southeast line of said 15.11 acre tract and the northwest line of said 30.22 acre tract (Tract 6) at 25 feet pass a 5/8" iron rod on line and continuing on the same course a total distance of 456.21 feet to a 5/8" iron rod set for the south corner of this 5.037 acre tract;

THENCE N 55 deg. 02' 12" W across said 15.11 acre tract at 25 feet pass a 5/8" iron rod on line and continuing on the same course a total distance of 479.58 feet to a 5/8" iron rod set in the northwest line of said 15.11 acre tract for the west corner of this 5.037 acer tract, said iron rod also being in the southeast line of another 15.11 acre tract being the northwest one-half of said 30.22 acre tract (Tract 5);

THENCE N 34 deg. 57' 48" E with the northwest line of said 15.11 acre tract and the southeast line of said other 15.11 acre tract aa distance of 458.96 feet to an existing 5/8" iron rod at the north corner of said 15.11 acre tract for the north corner of this 5.037 acre tract, said iron rod also being the east corner of said other 15.11 acre tract;

THENCE in a southeasterly direction with the northeast line of said 15.11 acre tract and the northeast line of said 30.22 acre tract (Tract 5) as follows:

S 54 deg. 41' 07" E a distance of 470.01 feet and  
S 55 deg. 50' 09" E a distance of 9.59 feet to the place of beginning, containing 5.037 acres of land.

The above-described 5.037 acre tract shall be subject to a 25 foot Road Easement along its entire northeast line that is recorded in Volume 726, Page 346, of the Deed Records of Victoria County, Texas, and also a 25 foot road easement along its southeast side.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/6/2008

**Grantor(s)/Mortgagor(s):**  
PAUL R.HERNANDEZ AND ANGELA N  
HERNANDEZ, JOINT TENANTS

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. MERS IS A SEPARATE  
CORPORATION THAT IS ACTING SOLELY  
AS A NOMINEE FOR REALTY MORTGAGE  
CORPORATION

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
Volume: N/A  
Page: N/A  
Instrument No: 200807272

**Property County:**  
VICTORIA

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is  
representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway,  
Columbus, OH 43240

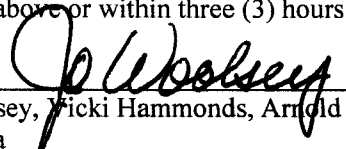
**Legal Description:** BEING ALL OF LOT NO. FIFTEEN (15), IN BLOCK NO. FOUR (4), OF THE MEADOWS, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 6, PAGE 47, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**Date of Sale:** 4/3/2018                      **Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


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

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
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.

  
Jo Woolsey, Vicki Hammonds, Arnold Mendoza  
or Cole D. Patton  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED**

2018 MAR -8 P 1:56

  
VICKI HAMMONDS  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
10/14/2016

**Original Beneficiary/Mortgagee:**  
WELLS FARGO BANK, N.A.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201611563

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

**Grantor(s)/Mortgagor(s):**  
RANDY PYLE AND MORGAN PYLE,  
HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Property County:**  
VICTORIA

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

**Legal Description:** BEING LOT NUMBER THIRTEEN (13), 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 SAID ADDITION OF RECORD IN VOLUME 327, AT PAGE 293 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

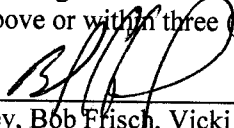
**Date of Sale:** 4/3/2018

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

**Place of Sale of Property:** FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

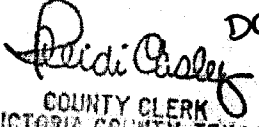
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
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.

  
Jo Woolsey, Bob Frisch, Vicki Hammonds,  
Arnold Mendoza, Sandra Mendoza, Jamie  
Steen  
or Cole D. Patton  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED**

2018 MAR -8 P 1:56

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Notice Pursuant To Texas Property Code Sec. 51.002(i): 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.**

STATE OF TEXAS           §  
  §  
COUNTY OF VICTORIA   §

WHEREAS, by that certain Deed of Trust dated February 26, 2004, recorded at Instrument # 200402590, Official Public Records of Victoria County, Texas (hereinafter referred to as the "Deed of Trust"), Joe Richard Ramirez, Jr., and Ruby Ann Ramirez (hereinafter referred to hereinafter as "Borrowers") conveyed to Gail Kolle Hoad, Trustee, all of the herein described property located in Victoria County, Texas, together with all improvements thereon and all other property described in and conveyed by the Deed of Trust (collectively referred to as the "Property") to secure the payment of that one certain Adjustable Rate Note dated February 26, 2004, executed by Joe Richard Ramirez, Jr., in the original principal balance of \$26,910.00 and originally payable to First Victoria National Bank (hereinafter referred to as the "Note"); and

WHEREAS, Prosperity Bank is holder and owner of the Indebtedness evidenced by the Note and the Deed of Trust, and liens securing same, as successor in interest of First Victoria National Bank, and is entitled to receive all amounts due thereunder; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of said Original Trustee and any other Substitute Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred in the payment of the Indebtedness evidenced by the Note and the same is now wholly due, and the owner and holder of said Indebtedness has requested the undersigned to sell said property to satisfy said Indebtedness; and

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of April, 2018, between ten o'clock a.m. and four o'clock p.m. (10 a.m. to 4 p.m.), I will sell to the highest bidder at public auction the Property ("Property") described below, AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court, or such other area place as has been designated by the Commissioners' Court of Victoria County, Texas for the conducting of foreclosure sales, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. The Substitute Trustee's sale will begin no earlier than 10:00

a.m. and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash

The property to be sold, including any improvements, located in Victoria County, State of Texas, (hereinafter collectively referred to as the "Property") is described as follows, to wit:

BEING Lot Numbers One (1), Two (2), & Three (3), in Block Number One (1), of B. J. BIERMAN SUBDIVISION, a subdivision to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 1, Page 32, of the Plat Records of Victoria County, Texas,

Which has the address of 1008 E. Red River Street, Victoria, Texas 77901.

TOGETHER WITH all other collateral and other interests granted and conveyed under said Deed of Trust to secure the payment of the aforementioned Note.

Signed this 6<sup>th</sup> day of March, 2018.

*Lee Ann Bowen*

Lee Ann Bowen, Substitute Trustee  
H. Clinton Milner, Substitute Trustee  
101 S. Main Street  
Victoria, Texas 77901  
TEL (361) 572-6561  
FAX (361) 788-4835

**FILED**

2018 MAR -9 P 2:12

*DH*  
*Patti Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard 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.

State of Texas

§  
§  
§

County of Victoria

1. Property to Be Sold. The property to be sold is described as follows:

Being Lots Numbers One (1) and Two (2), in Block Number Ten (10), of Brownson 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 11 of the plat records of Victoria County, Texas, to which reference is here made for descriptive purposes, together with all goods, equipment, fixtures, and other personal property, if any, described and mortgaged in the Deed of Trust (hereinafter referred to as the Property”).

2. Instrument to be Foreclosed. The instrument to be foreclosed is that certain Deed of Trust dated July 12, 2007, as modified as follows:

Grantor: Victoria Blue Print Co., Inc.

Recorded in: File No. 200709117 of the Official Public Records of Victoria County, Texas as modified by File No. 201704418 of the Official Public Records of Victoria County, Texas

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 3, 2018

Time: The sale will begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale will be completed within such three hour time period.

Place: At the area of the Victoria County Courthouse designated by the commissioner’s court for holding such sales in Victoria County, Texas, or if no area is so designated, at the Courthouse door at which this notice is posted.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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.

4. Terms of Sale. 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 beneficiary 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 cash on the day the property is sold.

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 nature and extent of such matters, if any.

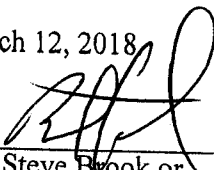
Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. 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 or any substitute trustee.


5. Type of Sale. The sale is a non-judicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Victoria Blue Print Co., Inc.
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$147,000.00, executed by Victoria Blue Print Co., Inc. and Deborah Stange and payable to the order of Wells Fargo Bank, N.A. and (b) all renewals, modifications and extensions of the note. Wells Fargo Bank, National Association is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.
7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: March 12, 2018

  
\_\_\_\_\_  
Paul Fletcher or Steve Brook or  
David Garvin or Joe Woolsey or  
Bob Frisch or Jodi Steen, or Jamie Steen  
Substitute Trustee  
745 E. Mulberry, Ste. 700  
San Antonio, Texas 78212  
(210) 736-6600; (210) 735-6889 (FAX)

FILED

2018 MAR 12 A 10:03

  
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: April 03, 2018

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

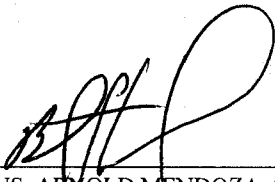
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 20, 2007 and recorded in Document CLERK'S FILE NO. 200708474 real property records of VICTORIA County, Texas, with DAVID GRAHMANN AND KRISTIN GRAHMANN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID GRAHMANN AND KRISTIN GRAHMANN, securing the payment of the indebtednesses in the original principal amount of \$102,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102



JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN  
Substitute Trustee

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

Certificate of Posting

My name is \_\_\_\_\_ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED

2018 MAR 12 A 9:58

DG  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER FOURTEEN (14), OF NORTHCREST ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 80, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS00000007292949

FILE No. 9363  
County Clerk, Victoria County, Texas

## Notice of Trustee's Sale

**Date:** March 9, 2018

**Substitute Trustee:** Gerald R. Mace

**Substitute Trustee's Address:** 6575 West Loop South, Ste 250  
Bellaire, TX 77401

**Mortgagee:** John D. McLain

**Note:** Note dated November 1, 2012 in the amount of \$2,266,822.00 along with a second Note dated December 2, 2015 in the amount of \$500,000.00

### Deed of Trust

**Date:** November 1, 2012 as to the \$2,266,822.00 Note  
December 2, 2015 as to the \$500,000.00 Note

**Grantor:** Roywell Realty, LLC, a Texas Limited Liability Company

**Mortgagee:** John D. McLain

**Recording information:** Deed of Trust dated June 1, 2017 and duly filed for record in the real property records of Victoria County, Texas under Clerk's File No. 201706526 as to the \$2,266,822.00 Note; and Deed of Trust dated December 2, 2015 and duly filed for record in the real property records of Victoria County, Texas under Clerk's File No. 201602138

### 2138Property:

Being a 4.00 acre tract lying, situated, and being in the James Gray Survey, A-171 in Victoria County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

**County:** Victoria

**Date of Sale (first Tuesday of month):** April 3, 2018

**Time of Sale:** 10:00am

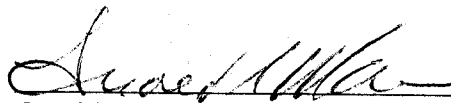
**Place of Sale:** Victoria County Courthouse in Victoria, Texas, at the following location: At the front of the East Side Door of VICTORIA COUNTY COURTHOUSE located at 115 N. Bridge Street, Victoria, Texas, said location having been designated by the County Commissioners of Victoria County, Texas ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the 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.

Mortgagee has appointed Gerald R. Mace as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

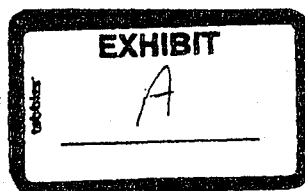
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Notice 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 sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Both notes are being foreclosed on the same date, time and location as one transaction and bid.



Gerald R. Mace  
6575 West Loop South, Ste 250  
Bellaire, TX 77401  
713-622-6223x15 (telephone)  
713-622-0081 (fax)  
[jerry@mace-mack.com](mailto:jerry@mace-mack.com) (e-mail)

# EXHIBIT



FIELDNOTE DESCRIPTION of a 4.00 acre tract of land being in the James Gray Survey, A-171 in Victoria County, Texas and being all of that certain 4.00 acre tract of land conveyed to Sterling Rehmer (200615898) and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" steel rebar found for the west corner of this description, same being the north corner of the James Hill tract (0269-597) and being in the southeast margin of Hanselman Road;

THENCE, along said southeast margin, N45<sup>14</sup>'E, 250.17 feet (D.C. = 250.00' BASE BEARING) to a 1/2" steel rebar found for north corner, same being the west corner of the Dale Leon O'Haver tract (200008624);

THENCE, along the common line of this and said O'Haver tracts, S43<sup>20'02"</sup>E, 693.13 feet (D.C. = S43<sup>23'46"</sup>E) to a point for east corner and which bears N43<sup>20'02"</sup>W, 0.40 feet from a 1/2" steel rebar found and being in the northwest line of the Bob H. Guinn et ux tract (0357-218),

THENCE, along the southeast line of this parcel, S45<sup>14'51"</sup>W, 250.03 feet (D.C. = S45<sup>14'</sup>W, 250.00') to a 1/2" steel rebar found for the south corner of this tract, same being the east corner of said Hill tract.

THENCE, along the common line of this and said Hill tracts, N43<sup>20'42"</sup>W, 697.06 feet (D.C. = N43<sup>23'46"</sup>W, 697.13') to the PLACE OF BEGINNING.

# Notice of Trustee's Sale

FILE No. 9364  
County Clerk, Victoria County, Texas

Date: March 12, 2018

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 9/27/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 9/27/2012, executed by Michael Bates to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201211226 of the Official Public Records of Victoria County, Texas

Property: (Tract 17) 5.010 acre tract in the Indianola Railroad Company Survey No. 9, A-190, Victoria County, Texas.

Date of Sale (first Tuesday of month): April 3, 2018

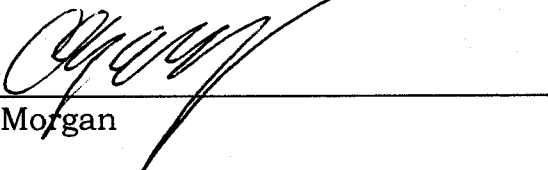
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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.

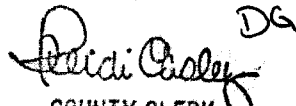
Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

2018 MAR 13 A 10:55

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



C&S No. 44-17-0715 / VA / No  
LoanCare, LLC

## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: March 16, 2015

Grantor(s): Joshua P. Cook and Jamie Marie Cook

Original Trustee: William Farrar

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Flagship Financial Group, LLC, its successors and assigns.

Recording Information: Clerk's File No. 201503036, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Mid America Mortgage, Inc

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER NINE (9), OF TERRA VISTA SUBDIVISION PHASE IV, 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 39 A&B, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: 04/03/2018 Earliest Time Sale Will Begin: 11:00 AM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

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

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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



4650419

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

Executed on this the 9th day of March, 2018.

For Information:

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

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

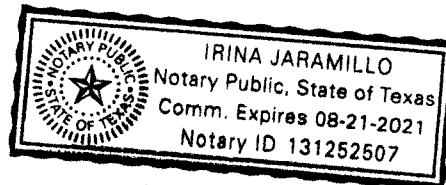
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 9th day of March, 2018.

Notary Public  
Signature



Posted and filed by:   
Printed Name: Arnold Mendoza

FILED

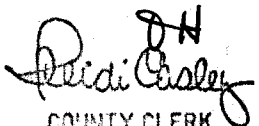
2018 MAR 13 A 11:31

COUNTY CLERK  
VICTORIA COUNTY, TEXAS

C&S No. 44-17-0715 / VA / No  
LoanCare, LLC

2018 MAR 13 P 2:39

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

VICTORIA County

Deed of Trust Dated: 03/01/2011

Grantor(s): Johnny Joe Amaro

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Mortgagee Address: TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX  
77566-4012

Recording Information: Document No. 201102476

Legal Description: Being Lot Number Forty-Seven (47), in Block Number Four (4), of Highland Estates, an addition to the City of Victoria, Victoria County, Texas according to the map or plat said addition recorded under Volume 2, page 54 of the Plat Records of Victoria County, Texas.

Date of Sale: 04/03/2018 Earliest Time Sale Will Begin: Eleven o'clock AM

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

Jo Woolsey, Bob Frisch, Vickie Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the matter authorized by said Deed of Trust.

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

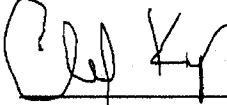
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to want title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law. Including the service members Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code.

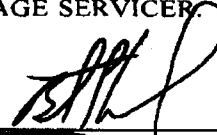
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of reserve component of the armed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

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 AGENCY OF THE MORTGAGEE OR MORTGAGE SERVICER.



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CLIFTON KYLE,  
ATTORNEY AT LAW  
KYLE LAW GROUP, P.C.  
1716A Washington Avenue  
Houston, Texas 77007



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Jo Woolsey, Bob Frisch, Vickie Hammonds, Arnold  
Mendoza, Sandra Mendoza, Jamie Steen  
c/o Tejas Trustee Services  
14800 Landmark Blvd Suite 850  
Addison, TX 75254

FILE No. 9368  
County Clerk, Victoria County, Texas

FILED

2018 MAR 13 P 2:41

DN  
*Dicki Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County

Deed of Trust Dated: 09/15/2014

Grantor(s): Ashley Garcia, formley Ashley Macias, and Joseph R. Garcia

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Mortgagee Address: TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX 77566-4012

Recording Information: Document No. 201410505

Legal Description: Being Lot Number Twelve (12), in Block Number Sixteen (16), of Fleetwood Subdivision, Section IV, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 23 of the Plat Records of Victoria County, Texas, to which references is here made for descriptive purposes.

Date of Sale: 04/03/2018 Earliest Time Sale Will Begin: Eleven o'clock AM

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

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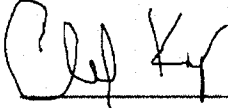
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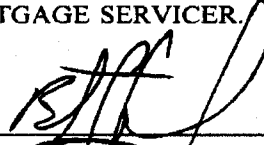
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