

FILED

2018 SEP 20 A 9:37

TS No.: 2018-01806-TX
18-001434-673

FILE No. 9526
County Clerk, Victoria County, Texas

Pecia Craley DG
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: 12/04/2018

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: 1951 Fordtran Store Road, Yoakum, TX 77995

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/28/2006 and recorded 03/31/2006 in Document 200604261, real property records of Victoria County, Texas, with **Charles Alfred and Terrie Alfred, husband and wife** grantor(s) and ALETHES, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN 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 **Charles Alfred and Terrie Alfred, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$145,713.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** 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 19.75 ACRES SITUATED IN AND A PART OF THE INDIANOLA RAILROAD COMPANY SURVEY, SECTION NO. 7, ABSTRACT NO. 204, VICTORIA COUNTY, TEXAS. SAID 19.75 ACRES IS ALL THAT CERTAIN 18.73 ACRE TRACT DESCRIBED IN A DEED FROM RANDY P. KAMENICKY AND WIFE, ARDIS KAMENICKY TO CHRISTOPHER G. TISUE AND WIFE, TIFFANY D. TISUE RECORDED IN VOLUME 166, PAGE 718 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND A 1.00 ACRE TRACT RECORDED IN VOLUME 0197, PAGE 234 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 19.75 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A ¾ INCH IRON PIPE FOUND IN FORDTRAN STORE ROAD FOR THE NORTH CORNER OF THIS 19.75 ACRES, ALSO BEING THE NORTH CORNER OF SAID 18.73 ACRE TRACT; THENCE, S 43° 27' 26" E WITH THE COMMON LINE OF THIS TRACT AND A 9.91 ACRE TRACT RECORDED IN VOLUME 1100, PAGE 649 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 610.10 FEET (DEED CALL = 609.92 FEET) TO A 5/8 INCH IRON ROD SET FOR A CORNER OF THIS 19.75 ACRES; THENCE, S 43° 51' 56" E WITH THE COMMON LINE OF THIS TRACT AND A 9.91 ACRE TRACT RECORDED IN VOLUME 904, PAGE 430 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 615.28 FEET (DEED CALL = 615.12 FEET) TO AN ANGLE IRON FOUND FOR THE EAST CORNER OF THIS 19.75 ACRES; THENCE, S 46° 14' 10" W (DEED CALL = S 46° 13' 40", 696.26 FEET) WITH THE COMMON LINE OF THIS TRACT AND A 184.66 ACRE TRACT RECORDED IN VOLUME 260, PAGE 361 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 696.08 FEET TO A STEEL "T" POST FOR THE SOUTH CORNER OF THIS 19.75 ACRES; THENCE, N 44° 20' 48" W WITH THE COMMON LINE OF THIS TRACT, A 12.91 ACRE TRACT (TRACT TWO, VOLUME 904, PAGE 437, DEED RECORDS) AND ANOTHER 12.91 ACRE TRACT (TRACT ONE, VOLUME 904, PAGE 432, DEED RECORDS) A DISTANCE OF 1008.07 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER OF THIS 19.75 ACRES; THENCE, N 43° 53' 35" W WITH THE COMMON LINE OF THIS TRACT AND SAID 1.00 ACRE TRACT (VOL. 0197, PAGE 234, OFFICIAL RECORDS) AT 189.34 FEET PASSING A ½ INCH IRON PIPE FOUND 1.69 FEET SOUTH WEST OF LINE, A TOTAL DISTANCE OF 217.37 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 19.75 ACRES, ALSO BEING THE WEST CORNER OF SAID 1.00 ACRE; THENCE, N 46° 15' 00" E WITH FORDTRAN STORE ROAD A DISTANCE OF 708.99 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 19.75 ACRES, OF WHICH 0.45 OF AN ACRE IS IN FORDTRAN STORE ROAD. A SURVEY PLAT ACCOMPANIES THIS DESCRIPTION. BEARING REFERENCE LINE IN BETWEEN THE ¾ INCH IRON PIPE FOUND FOR THE NORTH CORNER AND AN ANGLE LINE FOUND FOR THE EAST CORNER OF THIS TRACT, A STRAIGHT LINE S 43° 39' 44" E, CALCULATED FROM DEED. THE FOREGOING FIELDNOTE DESCRIPTION WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON JUNE 07, 2000, AND BEARINGS ARE BASED ON A DEED RECORDED IN VOLUME 166, PAGE 718 OF THE OFFICIAL 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

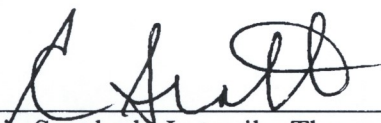
Phone: 1-800-746-2936

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: September 19, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, 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, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, **BOB FRISCH**, VICKI HAMMONDS, JODI STEEN 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.

112 LEXINGTON LANE
VICTORIA, TX 77901

FILE No. 9527
County Clerk, Victoria County, Texas

0000006515712

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: December 04, 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 January 26, 1999 and recorded in Document CLERK'S FILE NO. 199901495 real property records of VICTORIA County, Texas, with DUNCAN J. CAMERON AND NORMA J. CAMERON, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DUNCAN J. CAMERON AND NORMA J. CAMERON, securing the payment of the indebtednesses in the original principal amount of \$75,256.00, 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 F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2002-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



JO WOOLSEY, BOB FRISCH, VICKI HAMMONS, SANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN, W.D. LAREW, LESLYE EVANS, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS OR JODI STEEN

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

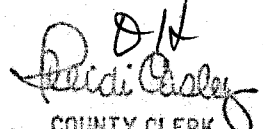
Certificate of Posting

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 SEP 24 P 4: 27


COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000006515712

EXHIBIT "A"

BEING LOT NUMBER SIX (6) , IN BLOCK NUMBER FOUR (4) , OF FLEETWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 28, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000006515712

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: December 04, 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.

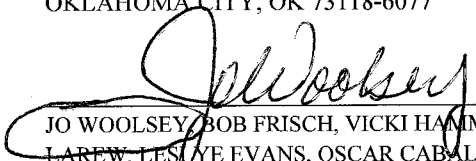
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 07, 2002 and recorded in Document CLERK'S FILE NO. 200206071 real property records of VICTORIA County, Texas, with CURTIS HICKS, grantor(s) and MILDOR CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CURTIS HICKS, securing the payment of the indebtednesses in the original principal amount of \$45,103.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN, W.D. LAREW, LESLIE EVANS, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS 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 SEP 24 P 4: 28



COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING LOT NO FOUR (4), IN BLOCK NO. ONE (1) OF HILLSHIRE ABSTRACT NO 284, SITUATED IN VICTORIA COUNT, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 3, PAGE 82 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSE.



NOS0000007885387

FILED

FILE No. 9546
County Clerk, Victoria County, Texas

2018 OCT 25 A 11:16

DN
Randi Orsley
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, A DELAWARE LIMITED LIABILITY COMPANY.

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY., 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

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: December 4, 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, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, JODI STEEN OR 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 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.

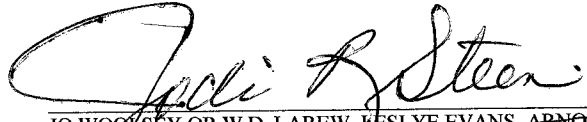
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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 WOODSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD
MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,
BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND
PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM
HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI
HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL,
SANDRA MENDOZA, JODI STEEN OR JAMIE STEEN~~
c/o Tejas Trustec Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED

FILE No. 9547
County Clerk, Victoria County, Texas
Notice of Substitute Trustee Sale

2018 OCT 25 P 3:42

Ricki Qualey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

T.S. #: 18-1722

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.

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

Date: 12/4/2018
Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter. The sale will be completed by no later than 2:00 PM
Place: Victoria County Courthouse in Victoria, Texas, at the following location: THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

BEING THE NORTHWEST HALF (NW1/2) OF LOT NUMBERS ONE (1) AND TWO (2), IN BLOCK NUMBER ONE HUNDRED AND THREE (103), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 59, PAGE 294, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 5/25/2007 and is recorded in the office of the County Clerk of Victoria County, Texas, under County Clerk's File No 200707031 recorded on 5/31/2007 of the Real Property Records of Victoria County, Texas.

1804 N GOLDMAN ST
VICTORIA, TX 77901

Trustor(s):	JANIE S DELGADO and RUDY G DELGADO	Original Beneficiary:	WELLS FARGO BANK, N.A.
Current Beneficiary:	CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB., AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2013-3	Loan Servicer:	BSI Financial Services, Inc.
Current Substituted Trustees:	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, Jodi Steen, Rick Snoko, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith		

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

T.S. #: 18-1722
Loan #: *****0782

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. 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.

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 the sale granted by the deed of trust executed by JANIE S DELGADO A/K/A JANIE S GOMEZ DELGADO AND SPOUSE, RUDY G DELGADO A/K/A RUDY DELGADO. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$53,300.00, executed by JANIE S DELGADO A/K/A JANIE S GOMEZ DELGADO AND SPOUSE, RUDY G DELGADO A/K/A RUDY DELGADO, and payable to the order of WELLS FARGO BANK, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JANIE S DELGADO A/K/A JANIE S GOMEZ DELGADO AND SPOUSE, RUDY G DELGADO A/K/A RUDY DELGADO to JANIE S DELGADO and RUDY G DELGADO. CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB., AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2013-3 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

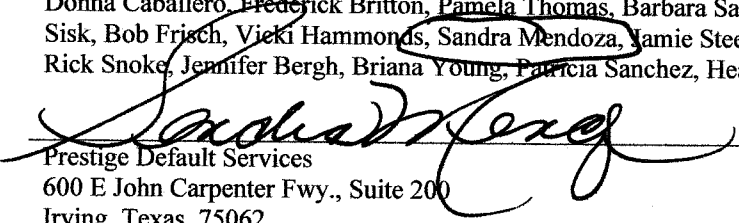
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY,
FSB., AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2013-3
c/o BSI Financial Services, Inc.
1425 Greenway Dr.
Suite 400
Irving, TX 75038
(972) 746-4961**

T.S. #: 18-1722
Loan #: *****0782

Dated: 10/25/18

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, Jodi Steen,
Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith



Prestige Default Services
600 E John Carpenter Fwy., Suite 200
Irving, Texas 75062
Phone: (949) 427-2010
Fax:
Sale Line Information:
Website:

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Fwy., Suite 200
Irving, Texas 75062
Attn: Trustee Department

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

Heidi Easley

11:55 FILED
10:00 CLOCK *Am*

9/27/2018 7:36 AM FEE: \$28.00

Heidi Easley, County Clerk
Victoria County, Texas

AUG 20 2018

O 201811196 Pages: 4

CATHY STUART
DISTRICT CLERK
VICTORIA COUNTY, TEXAS

CAUSE NO. 17-07-81276-B

IN RE: ORDER FOR FORECLOSURE §
CONCERNING §
1804 NORTH GOLDMAN STREET §
VICTORIA, TX 77901 §

IN THE DISTRICT COURT OF

UNDER TEX. R. CIV. PROC. 736 §

VICTORIA COUNTY, TEXAS

PETITIONER: §

CHRISTIANA TRUST, A DIVISION OF §
WILMINGTON SAVINGS FUND §
SOCIETY, FSB, AS TRUSTEE FOR §
STANWICH MORTGAGE LOAN §
TRUST, SERIES 2013-3 §

RESPONDENT(S): §

JANIE S. DELGADO AKA JANIE S. §
GOMEZ DELGADO AND RUDY G. §
DELGADO AKA §
RUDY DELGADO §

135th JUDICIAL DISTRICT

**ORDER GRANTING PETITIONER'S APPLICATION FOR EXPEDITED
FORECLOSURE UNDER TEX. R. CIV. PROC. 736**

Came on for consideration the application of Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2013-3 its Successors and Assigns (hereinafter Petitioner), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The court finds this is an *in rem* proceeding; that the Application filed by Petitioner complies with TEX. R. CIV. PROC. 735 and 736; that specifically:

1. **Rule 736.8 (b) (1)** - 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.

2. **Rule 736.8 (b) (2)** - The property to be foreclosed is commonly known as 1804 NORTH GOLDMAN STREET, VICTORIA, TX 77901. The legal description of the Property is:

BEING THE NORTHWEST HALF (NW1/2) OF LOT NUMBERS ONE (1) AND TWO (2), IN BLOCK NUMBER ONE HUNDRED AND THREE (103), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 59, PAGE 294, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

3. **Rule 736.8 (b) (3)** - Respondents are Janie S. Delgado aka Janie S. Gomez Delgado and Rudy G. Delgado aka Rudy Delgado whose last known addresses are:

JANIE S DELGADO AKA JANIE S GOMEZ DELGADO
1804 NORTH GOLDMAN STREET VICTORIA, TX 77901
RUDY G. DELGADO AKA RUDY DELGADO
1804 NORTH GOLDMAN STREET VICTORIA, TX 77901

Each Respondent was properly served with the citation, on August 11, 2017 Respondents Response was filed with the court. The return of service of each Respondent has been on file with the court for at least ten days.

4. **Rule 736.8 (b) (4)** - Texas Home Equity Security Instrument was duly recorded in the Official Real Property Records of VICTORIA County, Texas under clerk's file number 200707031.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner may proceed with foreclosure under the Security Instrument and under TEX. PROP. CODE § 51.002

of the property located at 1804 NORTH GOLDMAN STREET, VICTORIA, TX, 77901 and described as follows:

BEING THE NORTHWEST HALF (NW1/2) OF LOT NUMBERS ONE (1) AND TWO (2), IN BLOCK NUMBER ONE HUNDRED AND THREE (103), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 59, PAGE 294, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.


IT IS FURTHER ORDERED that 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 20th day of August, 2018.



JUDGE PRESIDING

APPROVED AS TO FORM AND ENTRY REQUESTED:

CODILIS & STAWIARSKI P.C.
By: 
Sarah S. Cox SBOT 24043439
Annarose M. Harding SBOT 24071438
Nicole M. Bartee SBOT 24001674
Lisa L. Cockrell SBOT 24036379
400 N. Sam Houston Parkway East, Suite 900-A
Houston, Texas 77060
Telephone: (281) 925-5200
Facsimile: (281) 925-5300
Email: Sarah.Cox@tx.cslegal.com
ATTORNEYS FOR PETITIONER

STATE OF TEXAS
COUNTY OF VICTORIA
I, CATHY STUART DISTRICT CLERK OF
VICTORIA COUNTY TEXAS DO HEREBY CERTIFY THAT
THE FOREGOING IS A TRUE AND CORRECT COPY OF THE
ORIGINAL RECORD, AS THE SAME APPEARS ON FILE IN
THE DISTRICT COURT OF VICTORIA COUNTY, TEXAS,
WITNESS MY OFFICIAL HAND AND SEAL OF SAID COURT
THIS 27th DAY OF September A.D. 2018
CATHY STUART, DISTRICT CLERK
VICTORIA COUNTY, TEXAS
BY Crista Hernandez
DEPUTY

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: December 04, 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 November 25, 1996 and recorded in Document VOLUME 250, PAGE 383 real property records of VICTORIA County, Texas, with JULIE A MURPHY AND MICHAEL D MURPHY, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIE A MURPHY AND MICHAEL D MURPHY, securing the payment of the indebtednesses in the original principal amount of \$45,399.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

~~JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN, W.D. LAREW, LESLYE EVANS, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS 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 OCT 29 A 11: 29

DH
Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000007922172

EXHIBIT 'A'

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER NINETY-THREE (93), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 59, PAGE 293 DEED RECORDS, VICTORIA COUNTY, TEXAS.



NOS0000007922172

1201 E. COLORADO ST.
VICTORIA, TX 77901

FILE No. 9549
County Clerk, Victoria County, Texas

0000007635394

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: December 04, 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 February 01, 2005 and recorded in Document CLERK'S FILE NO. 200501614; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201110025 real property records of VICTORIA County, Texas, with DOLORES DIANA RAMIREZ AND ADOLOFO RAMIREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

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

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

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

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

~~JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN, W.D. LAREW, LESLYE EVANS, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS 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 OCT 29 A 11:32

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000007635394

EXHIBIT "A"

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



NOS00000007635394

103 GALAHAD ST
VICTORIA, TX 77904

FILE No. 9550
County Clerk, Victoria County, Texas

00000007892888

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: December 04, 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 July 31, 2015 and recorded in Document CLERK'S FILE NO. 201508490 real property records of VICTORIA County, Texas, with GILBERT PEREZ AND ENDA PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GILBERT PEREZ AND ENDA PEREZ, securing the payment of the indebtednesses in the original principal amount of \$191,468.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

~~JO WOOLSEY, BOB FRISCH, WICKI HAMMONDS, SANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN, W.D. LAREW, LESLYE EVANS, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS 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 OCT 29 A 11: 34

DN
Dici Craley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000007892888

0000007892888

VICTORIA



BEING LOT NUMBER TWO (2) , IN BLOCK NUMBER TWO (2), OF CASTLE HILL WEST SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 63 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000007892888

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/7/2016

Grantor(s)/Mortgagor(s):
ALFREDO CISNEROS JR, A SINGLE PERSON

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

Current Beneficiary/Mortgagee:
GMFS LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201613487

Property County:
VICTORIA

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8742 Lucent Blvd Suite 300,
Highlands Ranch, CO 80129-2302

Legal Description: BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER ONE (1), OF MAYFAIR TERRACE 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 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

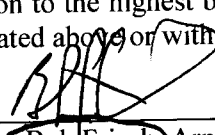
Date of Sale: 12/4/2018

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



Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra
Mendoza, Vicki Hammonds, Jodi Steen or Jamie
Steen
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-18-68442-POS
Loan Type: VA

FILED

2018 OCT 31 P 2:07


DN
Heidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

2018 NOV -1 A 10:31

DG
Deirdre Craley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Victoria County Texas Home Equity Security Instrument

Date of Security Instrument: June 1, 2015

Amount: \$183,900.00

Grantor(s): BRAD BUTCHEE, AN UNMARRIED MAN

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS

Current Mortgagee: QUICKEN LOANS INC.

Original Trustee: TITLE SOURCE, INC.

Mortgage Servicer and Address: QUICKEN LOANS INC.
1050 Woodard Ave
Detroit, MI 48226-1906

Recording Information: Recorded on 6/8/2015, as Instrument No. 201506043 Victoria County, Texas

Legal Description: FIELD NOTE DESCRIPTION OF A 1.83 ACRE TRACT OF LAND BEING IN THE JOSE MARIA HERNANDEZ SURVEY, A-59 IN VICTORIA COUNTY, TEXAS, AND BEING ALL OF THAT 1.83 ACRE TRACT CONVEYED TO BRAD BUTCHEE (200414989) AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

Date of Sale: 12/4/2018

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: 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 foreclosures 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.

WHEREAS, an Default Order was entered on 9/10/2018, under Cause No. 18-07-82933-A, in the 24th Judicial District Court of Victoria County, Texas;



The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said Original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument.

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 state above or within three (3) hours after that time.

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 the notice immediately.

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

EXECUTED in multiple originals on 10/30/2018.



Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Paul A. Hoefker, Robert L. Negrin Substitute Trustee(s) c/o Aldridge Pite, LLP, 4375 Jutland Drive, Suite 200, P.O. Box 17935, San Diego, CA 92177-0935
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

EXHIBIT "A"

FILEDNOTE DESCRIPTION of a 1.83 acre tract of land being in the Jose Maria Hernandez Survey, A-59 in Victoria County, Texas, and being all of that 1.83 acre tract conveyed to Brad Butchee (200414989) and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8" steel rebar set with 3/4" yellow and black polypropylene barricade flagging attached for the north corner of this description in the southerly margin of Coletoville Road East;

THENCE S 45°58'01" E, 414.21 feet to a fence corner post for east corner (D.C. = S 45°57'23" E, 414.37 feet);

THENCE S 57°22'41" W, 274.65 feet to a steel rod with red cap stamped Balusek & Franksen (D.C. = S 57°24'14" W, 274.52 feet);

THENCE N 36°42'24" W, 134.94 feet to a steel rod with red cap stamped Balusek & Franksen (D.C. = N 36°44'44" W, 135.00 feet);

THENCE N 09°48'54" W, 299.18 feet to a steel rod with red cap stamped Balusek & Franksen in the south margin of said Coletoville Road East (BASE BEARING);

THENCE along said road margin, N 63°09'52" E, 73.06 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 1.83 acres of land, more or less.

The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured


NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 3521 Coletoville Rd E, Victoria, TX 77905

FILE No. 9556
County Clerk, Victoria County, Texas

FILED

2018 NOV -1 A 11: 21


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: April 16, 2001
Amount: \$33,726.82
Grantor(s): ERNESTO BRIONES and ESTHER BRIONES

Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 200105047

Legal Description: BEING ALL OF LOT NO. ONE (1) IN BLOCK "H" OF BOULEVARD 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 45 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 September 25, 2018 under Cause No. 18-07-83050-B in the 135TH Judicial District Court of VICTORIA County, Texas

Date of Sale: December 4, 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, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, JODI STEEN OR 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 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: 2018-002140



JO WOOLSEY OR W. D. LAREW, LESLYE EVANS, ARNOLD
MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,
BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND
PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM
HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI
HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL,
SANDRA MENDOZA, JODI STEEN OR JAMIE STEEN
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/15/2016

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

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

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

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

Property County:
VICTORIA

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

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

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

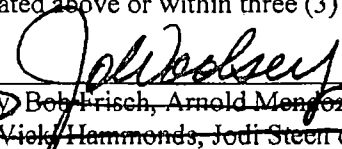
Date of Sale: 12/4/2018

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


~~Jo Woolsey~~ ~~Bob Frisch~~, ~~Arnold Mendoza~~, ~~Sandra Mendoza~~, ~~Vicki Hammonds~~, ~~Jodi Steen~~ or ~~Jamie Steen~~
or ~~Thuy Frazier~~
or ~~Cindy Mendoza~~
or ~~Deanna Segovia~~, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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

FILED

2018 NOV 8 P 2:46

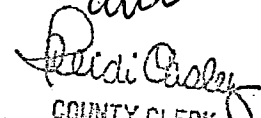

HEIDI CROSBY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Exhibit "A" Legal Description

TRACT I

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

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

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

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

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

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

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

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

TRACT II

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

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

Exhibit "A" Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TRACT III

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

Exhibit "A" Legal Description

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

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

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

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

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

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