

FILE No. 9405  
County Clerk, Victoria County, Texas

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

VICTORIA County  
Deed of Trust Dated: March 31, 2014  
Amount: \$150,228.00  
Grantor(s): EDDIE MARTINEZ

FILED

2018 APR 19 P 2:53

Original Mortgagee: WALLICK AND VOLK, INC.  
Current Mortgagee: WALLICK & VOLK INC.

Mortgagee Address: WALLICK & VOLK INC., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

DG  
*David Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Recording Information: Document No. 201403394

Legal Description: BEING LOT NUMBER NINE (9), IN BLOCK NUMBER TWO (2), OF CASTLE HILL WEST, SECTION 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 4, PAGE 63 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.  
A.P.N.: 13500-002-00900

Date of Sale: July 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*  
RACHEL U. DONNELLY, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2015-000171

*Jo Woolsey*  
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

OH  
*Patricia Casley*  
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:** 07/03/2018

**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:** 602 Westwood Drive, Victoria, TX 77901

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/08/2006 and recorded 09/12/2006 in Document 200612148, real property records of Victoria County, Texas, with **Fortunato Rangel, Jr. and wife Jamie Rangel**, 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, PAMELA THOMAS, FREDERICK BRITTON, 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 **Fortunato Rangel, Jr. and wife Jamie Rangel**, securing the payment of the indebtedness in the original principal amount of \$113,685.00, 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 LOT NUMBER TWENTY (20), IN BLOCK NUMBER EIGHT (8), OF TANGLEWOOD 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 4, PAGE 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.**

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

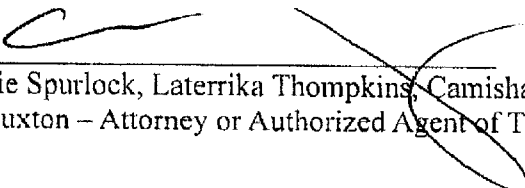
**Phone: 1-800-746-2936**

### Notice of [Substitute] Trustee Sale

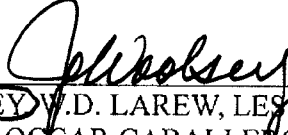
**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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: April 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, PAMELA THOMAS, FREDERICK BRITTON, 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.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/17/2015

**Grantor(s)/Mortgagor(s):**  
JOHN PAUL HERNANDEZ, A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR WESTSTAR MORTGAGE  
CORPORATION DBA CITY MORTGAGE  
GROUP, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
AmeriHome Mortgage Company, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201507907

**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:** BEING LOT NUMBER TWENTY-THREE (23), IN BLOCK NUMBER TWO (2), OF QUAIL CREEK WEST TRACTS IV & V, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 24 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

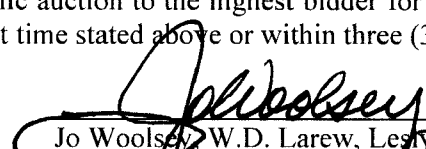
**Date of Sale:** 7/3/2018

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

**Place of Sale of Property:** Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 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, 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  
or Cole D. Patton  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED**

2018 APR 26 A 9:11

  
HEIDI GALEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**MH File Number:** TX-18-66480-POS  
**Loan Type:** FHA

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILED**

Matter No.: 060270-TX

Date: May 2, 2018

2018 MAY -3 A 8:59

County where Real Property is Located: Victoria

*DN*  
*Patricia Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

ORIGINAL MORTGAGOR: JASON P TIJERINA, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PHH Mortgage Corporation

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 6/9/2010, RECORDING INFORMATION: Recorded on 6/15/2010, as Instrument No. 201005643,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING Lot Number Three (3), in Block Number Thirteen (13), of GREENBRIAR PLACE, 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 69 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/3/2018**, the foreclosure sale will be conducted in **Victoria** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PHH Mortgage Corporation is acting as the Mortgage Servicer for PHH Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

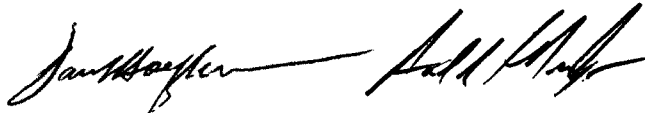
PHH Mortgage Corporation  
One Mortgage Way  
Mt Laurel NJ 08054

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.



Matter No.: 060270-TX

**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.**



By: \_\_\_\_\_ Substitute Trustee  
LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI  
HAMMONDS, ARNOLD MENDOZA, PAUL A. HOEFKER,  
ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

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: July 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 27, 2014 and recorded in Document CLERK'S FILE NO. 201407338 real property records of VICTORIA County, Texas, with LARRY J. DARBONNE AND SARAH R. DARBONNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY J. DARBONNE AND SARAH R. DARBONNE, securing the payment of the indebtednesses in the original principal amount of \$117,716.00, 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, W.D. KAREW, 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 MAY 14 A 10:23

 DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS





**EXHIBIT "A"**

BEING LOT NUMBER TEN (10), IN BLOCK NUMBER ONE (1), OF AIRLINE TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 1, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000006864011

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: July 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 December 16, 2014 and recorded in Document CLERK'S FILE NO. 201414002 real property records of VICTORIA County, Texas, with CHRISTOPHER ALLAN KOUDELKA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR WALLICK AND VOLK, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER ALLAN KOUDELKA, securing the payment of the indebtednesses in the original principal amount of \$119,790.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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 MAY 14 A 10:24

DG  
*Deirda Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER FIVE (5), OF BELAIRE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000006887863

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: July 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 October 11, 2016 and recorded in Document CLERK'S FILE NO. 201611567. real property records of VICTORIA County, Texas, with EASTON WHITEHEAD AND ANASTASIA WHITEHEAD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EASTON WHITEHEAD AND ANASTASIA WHITEHEAD, securing the payment of the indebtednesses in the original principal amount of \$159,556.00, 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, 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 MAY 14 A 10:25

DG  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000007526528

0000007526528

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER TWENTY (20), OF CASTLE HILL NORTH SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 37 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSE.



NOS0000007526528

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: July 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 December 30, 2016 and recorded in Document CLERK'S FILE NO. 201614245 real property records of VICTORIA County, Texas, with SARAH HARPER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SARAH HARPER, securing the payment of the indebtednesses in the original principal amount of \$142,260.00, 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, W.D. LARREW, 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 MAY 14 A 10:25

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**

BEING LOT NUMBER TWENTY (20), IN BLOCK NUMBER EIGHT (8), OF PRIMROSE PLACE, AND ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000007555337

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: July 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 December 15, 1993 and recorded in Document VOLUME 0092, PAGE 769 real property records of VICTORIA County, Texas, with THELMA J. ROCHA AND GUADALUPE ROCHA, JR., grantor(s) and VICTORIA BANK & TRUST COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THELMA J. ROCHA AND GUADALUPE ROCHA, JR., securing the payment of the indebtednesses in the original principal amount of \$34,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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 MAY 14 A 10:26

DG

*Jodi Steen*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000007574890



**EXHIBIT "A"**

BEING LOT NO. TWENTY-SIX (26), IN BLOCK NO. SIX (6), OF HIGH SCHOOL TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 72, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000007574890

FILE No. 9430  
County Clerk, Victoria County, Texas  
Notice of Substitute Trustee's Sale

FILED

Date: May 14, 2018

2018 MAY 14 A 10:13

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services  
Note: Note dated March 29, 2011 in the original principal amount of \$94,930.00

*Jodi Steen* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Deed of Trust**

**Date:** March 29, 2011  
**Grantor:** Diego Deleon  
**Mortgagee:** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services  
**Recording information:** Clerk's File No. 201103381, of the Official Public Records of Real Property of Victoria County, Texas  
**Property:** BEING LOT NUMBER TEN (10), IN BLOCK NUMBER SIX (6), OF GULF COAST INDUSTRIAL PARK SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, AT PAGE 18 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

**Substitute Trustee's Name:** Brent A. Lane, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act  
**Substitute Trustee's Address:** 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

**County:** Victoria  
**Date of Sale (first Tuesday of month):** July 3, 2018  
**Time of Sale:** 11:00 a.m. - 2:00 p.m.

**Place of Sale:** In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. 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.**

By: *Jamie Steen*  
Brent A. Lane, Jo Woolsey, Bob Frisch, Jodi Steen or Jamie Steen, any to act

FILED

RECORDING REQUESTED BY:

2018 MAY 15 A 9:47

WHEN RECORDED MAIL TO:

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  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

*DN*  
*Dicki Crosby*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

TS No TX07000136-18-1

APN R55605

TO No 180194648-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 26, 2014, ERIC S. HERNANDEZ, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS AND VELA, LLP as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for ASPIRE FINANCIAL, INC. DBA ASPIRE LENDING, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$147,184.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on June 30, 2014 as Document No. 201407200 in Victoria County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R55605

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **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 either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



4657861

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, July 3, 2018 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Victoria County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 14<sup>th</sup> day of May, 18.

Barbara Sandoval

By: 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  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000136-18-1

APN R55605

TO No 180194648-TX-RWI

**EXHIBIT "A"**

BEING LOT NUMBER THIRTY-TWO (32), IN BLOCK NUMBER THREE (3), OF NORTH BON AIRE 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 3, PAGE 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL DESCRIPTIVE PURPOSES

C&S No. 44-17-3289 / FHA / No / RECORD NOS  
Freedom Mortgage Corporation

## 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: February 23, 2015

Grantor(s): Robbie Nors, a married woman and Larry Joe Nors, her husband

Original Trustee: William S. Hennessey, Esq.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Oceanside Mortgage Company., its successors and assigns

Recording Information: Clerk's File No. 201502904, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 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:

LOT NO. TWENTY-EIGHT (28), IN BLOCK NO. ONE (1), OF THE HAMLET, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 6, PAGE 94, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS. LARRY JOE NORS, SPOUSE OF ROBBIE NORS, JOINS IN THE WITHIN MORTGAGE FOR THE SOLE PURPOSE OF SUBORDINATING ANY RIGHTS HE MAY HAVE ACQUIRED IN THE PROPERTY BY VIRTUE OF MARRIAGE OR IN ANY OTHER MANNER

Date of Sale: 07/03/2018 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.



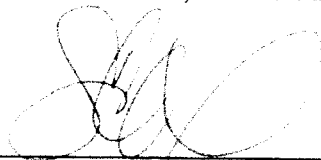
4657501

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 May, 2018.

**For Information:**

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

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

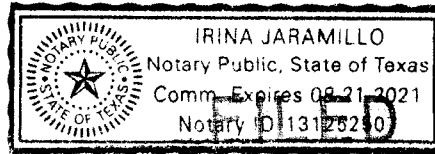
STATE OF TEXAS

COUNTY OF HARRIS


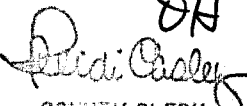
Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name 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 May, 2018.

  
\_\_\_\_\_  
Notary Public  
Signature



Posted and filed by:   
\_\_\_\_\_  
Printed Name: Arnold Mendoza

2018 MAY 15 A 9:49  
  
  
\_\_\_\_\_  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

C&S No. 44-17-3289 / FHA / No  
Freedom Mortgage Corporation

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2018 MAY 17 A 10:57

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

*Paula Ashley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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: July 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*  
RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2017-004478

*Bob Frisch*  
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



3406 GAYLE DRIVE  
VICTORIA, TX 77901

FILE No. 9441  
County Clerk, Victoria County, Texas

00000007595549

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: July 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 August 24, 1987 and recorded in Document VOLUME 1434, PAGE 282; AS AFFECTED BY LOAN MODIFICATION AGREEMENT'S CLERK'S FILE NO. 201207415 AND CLERK'S FILE NO. 21608640 real property records of VICTORIA County, Texas, with REYNALDO LARA AKA REYNALDO A. LARA AND ELVIA LARA, grantor(s) and CHAMPION SAVINGS ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REYNALDO LARA AKA REYNALDO A. LARA AND ELVIA LARA, securing the payment of the indebtednesses in the original principal amount of \$44,000.00, 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, W.D. LARAW, 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 MAY 25 P 3:24

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS00000007595549

**EXHIBIT "A"**

BEING LOT NO. NINE (9), IN BLOCK NO. ONE (1), OF MAYFAIR TERRACE SECTION 6, 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 97, OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS.



NOS0000007595549

2018 MAY 30 A 8:06

FILE No. 9443  
County Clerk, Victoria County, Texas  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

## Notice of Foreclosure Sale

**THE FORECLOSURE IS SCHEDULED TO OCCUR ON JULY 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: July 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.

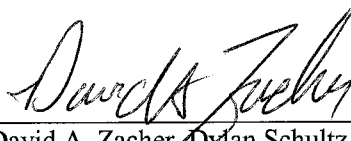
Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any 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: 30<sup>th</sup> day of May, 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 MAY 31 P 3: 24

DG  
*Deirdre Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

VICTORIA County  
Deed of Trust Dated: September 20, 2006  
Amount: \$43,189.39  
Grantor(s): GENARO GUERRA and SARAH GUERRA

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, 4406  
Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 200612876

Legal Description: LOT 22, IN THE BLOCK NO. 1 OR RED RIVER HEIGHTS SUBDIVISION SECTION 2, AN ADDITION TO THE CITY OF VICTORIA, IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION, DULY RECORDED IN VOLUME, 372, PAGE 9, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on May 4, 2018 under Cause No. 17-08-81435-C in the 267th Judicial District Court of VICTORIA County, Texas  
Date of Sale: July 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.

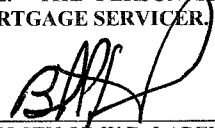
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2017-003400

  
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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by ALEX NOE PALMA of Victoria County, Texas, dated March 9, 2017, and duly recorded as Instrument No. 201702893, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, July 3, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

TRACT I: BEING Lot Number 1, in Block Number 120, of NORTH HEIGHTS ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 59, Page 294 of the Deed Records of Victoria County, Texas.

TRACT II: BEING a 14.64 acre tract of land situated in the T & N O Railroad Company Survey No. 9, Abstract 362, Victoria County, Texas, and described by metes and bounds description on Exhibit "A" attached hereto and incorporated herein by reference for all purposes;

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

NOTICE


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

Executed this 31<sup>st</sup> day of May, 2018.

FILED

2018 JUN -6 A 9:21

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

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

# EXHIBIT A

## LEGAL DESCRIPTION 14.64 ACRES

THE STATE OF TEXAS}  
THE COUNTY OF VICTORIA}

BEING a 14.64 acre tract of land situated in the T. & N.O. Railroad Company Survey No. 9, Abstract 362, Victoria County, Texas, and being all of a called 14.6272 acre tract of land, described in a Warranty Deed dated February 4, 1980 from J.E. McClanahan, Jr., and wife, Carrie M. McClanahan, and Raimo E. Jones and wife, Billie R. Jones and Eunice Jaschke, to H. E. Meyer, recorded in Volume 1050, Page 147 of the Deed Records of Victoria County, Texas, said 14.64 acre tract of land being described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch steel rod with yellow and black barricade tape in the northwest right-of-way line of Brownson Road, and at the south corner of a called 2.41 acre tract of land described to Margarita Sosa, recorded in Volume 76, Page 188 of the Official Records of said County, and at a southeast corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with the northwest right-of-way line of said Brownson Road, *South 54°59'00" West*, for a distance of *370.00 feet* to a point at the east corner of a called 4.00 acre tract of land described to Joseph E. Black and Lois L. Black, co-trustees, recorded in Instrument Number 200504719 of the Official Records of said County, and at the south corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with the northeast line of said called 4.00 acre tract, *North 35°27'00" West*, at a distance of *440.75 feet passing* an existing 5/8 inch steel rod at the north corner of said called 4.00 acre tract, and at the east corner of a called 2.8639 acre tract of land described to Rolando Padron and wife, Martha Padron, recorded in Volume 340, Page 809 of the Official Records of said County, continuing for an *overall distance of 1208.91 feet* to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the northeast right-of-way line of Sunrise Lane, and at a south corner of a called 20.00 acre tract of land described to Harold Hans, recorded in Volume 1383, Page 234 of the Deed Records of said County, and at the west corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with a southeast line of said called 20.00 acre tract, *North 54°59'00" East*, at a distance of *348.80 feet passing* an existing 5/8 inch steel rod at the north corner of a called 2.812 acre tower easement described to Southwestern Bell Telephone Company, recorded in Volume 690, Page 234 of the Deed Records of said County, continuing for an *overall distance of 698.80 feet* to an existing 5/8 inch steel rod at an interior corner of said called 20.00 acre tract, and at the north corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with a southwest line of said called 20.00 acre tract, *South 35°35'46" East*, for a distance of *466.40 feet* to an existing 5/8 inch steel rod in the northwest line of a called 3.00 acre tract of land described to John P. Williams and wife, Jacqueline K. Williams, recorded in Volume 1388, Page 130 of the Deed Records of said County, and at an east corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with the northwest line of said called 3.00 acre tract, *South 54°59'00" West*, for a distance of *97.56 feet* to an existing 5/8 inch steel rod at the west corner of said called 3.00 acre tract, and at an interior corner of said called 14.6272 acre tract and the herein described tract;


THENCE, with the southwest line of said called 3.00 acre tract, *South 35°12'00" East*, for a distance of *158.48 feet* to an existing 5/8 inch steel rod at the north corner of the aforementioned called 2.41 acre tract, and at an east corner of said called 14.6272 acre tract and the herein described tract;

THENCE, with the northwest line of said called 2.41 acre tract, *South 55°16'16" West*, for a distance of *231.75 feet* to an existing 5/8 inch steel rod at the west corner of a called 0.68 acre tract of land described to Vernon Cates, recorded in Volume 1577, Page 688 of the Deed Records of said County, and at an interior corner of said called 14.6272 acre tract and the herein described tract;

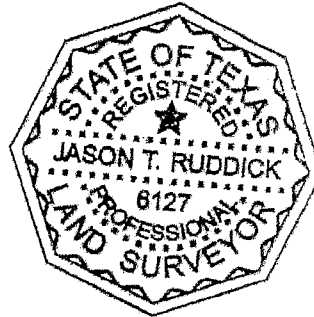
**THENCE**, with the southwest line of said called 0.68 acre tract, *South 35°27'00" East, (Basis of Bearings)* for a distance of **585.20 feet** to **THE POINT OF BEGINNING CONTAINING**, within these metes and bounds **14.64 acres** more or less;

Bearings are based on Volume 1050, Page 147 of the Deed Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in December 2013.

  
\_\_\_\_\_  
Republic Engineering and Land Surveying  
By: Jason T. Ruddick  
Registered Professional Land Surveyor  
Texas No. 6127  
R13092

12/14/13





NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by ELOY LICERIO and CONNIE LICERIO of Victoria County, Texas, dated August 11, 2015, and duly recorded as Instrument No. 201508915 of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, July 3, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Lot 1, Block 1, Placedo Townsite, Victoria County, Texas;

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

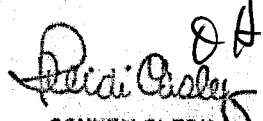
NOTICE

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

Executed this 31<sup>st</sup> day of May, 2018.

FILED

2018 JUN -6 A 9:26

  
HEIDI CRALY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



HOWARD R. MAREK,  
Substitute Trustee  
203 N. Liberty  
Victoria, Texas 77901  
361-573-5500 Telephone  
361-570-2184 Facsimile  
[Hrm@lawmgk.com](mailto:Hrm@lawmgk.com)

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

**DEED OF TRUST INFORMATION:**

**Date:** 06/14/2006  
**Grantor(s):** EBONI MELENDEZ, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$38,160.00  
**Recording Information:** Instrument 200608069  
**Property County:** Victoria  
**Property:** BEING LOT NUMBER TWENTY-ONE (21), IN BLOCK NUMBER ONE (1), 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, PAGE 293 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.  
**Reported Address:** 1208 FILLMORE AVENUE, VICTORIA, TX 77901

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of July, 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, Marilyn Jones, or Suzanne Suarez, 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

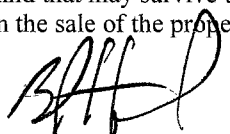
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the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

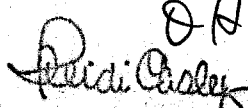
Very truly yours,



Bonial & Associates, P.C.

**FILED**

2018 JUN - 7 P 12:46

  
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: July 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.

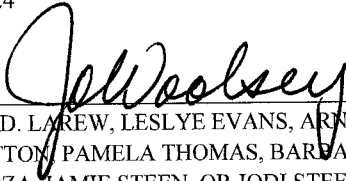
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 25, 2008 and recorded in Document CLERK'S FILE NO. 200806105 real property records of VICTORIA County, Texas, with CARL A BROWN AND KARI L LANGENBERG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARL A BROWN AND KARI L LANGENBERG, securing the payment of the indebtednesses in the original principal amount of \$100,300.00, 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.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 JUN 11 A 11: 50

  
HEIDI CASLEY  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000007588767

**EXHIBIT "A"**

LOT FIVE (5), BLOCK TWO (2), OF GREENWAY PARK, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 13 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000007588767

# Notice of Trustee's Sale

FILED

2018 JUN 11 P 2:35

*Randi Orsley DG*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Date: June 8, 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): July 3, 2018

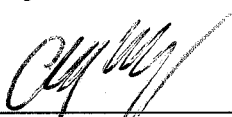
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

**DALE L. OLSON**

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602  
Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 17, A 5.010 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.010 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the said 510.086 acre tract and center of said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, 3315.10 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1108.27 feet to a 5/8 inch iron rod set at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 270.00 feet; whose long chord bears N 20 deg. 43 min. 46 sec. W, 173.69 feet; 176.83 feet along the arc to a 5/8 inch iron rod set at end of said curve.

THENCE continuing with the center of said 60 foot easement, N 39 deg. 29 min. 30 sec. W, 136.15 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod Set for Reference in the west line of said easement bears S 89 deg. 10 min. 44 sec. W, 38.42 feet.


THENCE S 89 deg. 10 min. 44 sec. W, 716.97 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

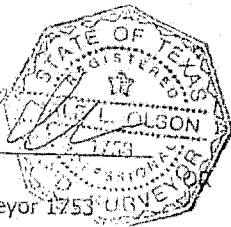
THENCE N 01 deg. 58 min. 01 sec. W, 330.43 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 36 deg. 37 min. 26 sec. E, 225.25 feet to a 5/8 inch iron rod set for the north or northwest corner of this tract.

THENCE S 52 deg. 57 min. 08 sec. E, 598.68 feet to a 5/8 inch iron rod set in the center of a 60 foot radius cul-de-sac at the termination of the before mentioned 60 foot access easement, from which a 5/8 inch iron rod Set for Reference bears N 52 deg. 57 min. 08 sec. W, 60.00 feet.

THENCE with the center of said 60 foot easement, S 39 deg. 29 min. 30 sec. E, 181.49 feet to the POINT OF BEGINNING, containing 5.010 acres of land.

  
Dale L. Olson  
Reg. Pro. Land Surveyor 1753



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2011 Dale L. Olson Surveying Co.

Order #: 116211-17

Date Created: 12/13/11

Notice of Trustee's Sale

FILED

2018 JUN 11 P 2:40

DG  
*Dandi Osley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Date: June 8, 2018

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 11/17/2017, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 11/17/2017, executed by Jesse Ramirez and Crystal Ramirez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number of the Official Public Records of Victoria County, Texas

Property: Tract 27, a 5.024 acre tract of land in the Indiana Rail Road Company Survey No. 9, A-190 in Victoria County, Texas

Date of Sale (first Tuesday of month): July 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

Exhibit "A"

**DALE L. OLSON**

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602  
Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 27, A 5.024 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.024 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod set at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77 from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5141.65 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

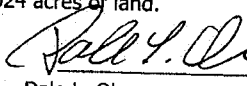
THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 842.41 feet to a 60d nail set for the POINT OF BEGINNING, the southwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

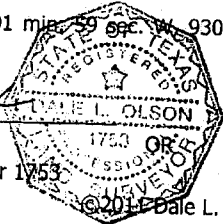
THENCE continuing with the center of said easement, N 01 deg. 58 min. 01 sec. W, 235.30 feet to a 60d nail set for the northwest corner of this tract, from which a 5/8 inch iron rod Set for Reference in the east line of said easement bears N 88 deg. 01 min. 59 sec. E, 30.00 feet.

THENCE N 88 deg. 01 min. 59 sec. E, 930.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 01 deg. 58 min. 01 sec. E, 235.30 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE S 88 deg. 01 min. 59 sec. E, 930.00 feet to the POINT OF BEGINNING, containing 5.024 acres of land.

  
Dale L. Olson  
Reg. Pro. Land Surveyor 1753



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

Order #: 116211-27

Date Created: 12/13/11



# Notice of Trustee's Sale

**FILED**

2018 JUN 11 P 2:39

DG  
*Deidi Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Date: June 8, 2018  
Trustee: Clay E. Morgan  
Lender: WC Ranches, LLC  
Note: Real Estate Lien Note dated 12/8/2016, in the original principal amount of \$59,400.00, executed by Borrower and made payable to the order of Lender.

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

Property: Tract 4, Section 2 - A 5.225 acre tract in the John W. Cliburn Survey, A-190 in Victoria County, Texas.

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

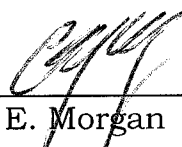
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

**DALE L. OLSON**

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

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

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

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

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

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

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

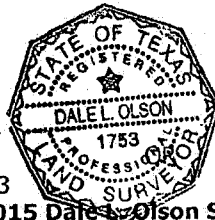
THENCE with the center of Slippery Elm Road, N 43 deg. 56 min. 33 sec. E, 118.36 feet to a point at the beginning of a curve to the left.

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

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



Dale L. Olson  
Reg. Pro. Land Surveyor 1753



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s\_4

Date Created: 7-31-15

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**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 on another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.**

STATE OF TEXAS            §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 14, 2017, Jose Antonio Leon Gonzalez a/k/a Jose Antonio Leon a/k/a Jose A. Leon a/k/a Jose A. Leon Gonzalez a/k/a Jose Leon Gonzalez conveyed to Tim Williams, as Trustee, the property situated in Victoria County, Texas, to wit:

Property:

Lot No. Five (5), in Block No. Two (2), of West Oaks Subdivision, a subdivision in Victoria County, Texas, according to the established map and plat of said Subdivision of record in Volume 8, Page 43 (C&D), of the Map and Plat Records of Victoria County, Texas, as well as a 2017 CMH Manufacturing Inc. "98TRU28443RH18" manufactured home, 26' x 44', Serial Numbers BL2001442TXA and BL2001442TXB; HUD Label/Seal Numbers NTA1779046 and NTA1779047, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Jose Antonio Leon Gonzalez a/k/a Jose Antonio Leon a/k/a Jose A. Leon a/k/a Jose A. Leon Gonzalez a/k/a Jose Leon Gonzalez and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on July 24, 2017 under Document/Instrument No. 201708220 in the Official Public Records of Victoria County, Texas (hereinafter "Deed of Trust"); and

**FILED**

2018 JUN 12 A 10:35

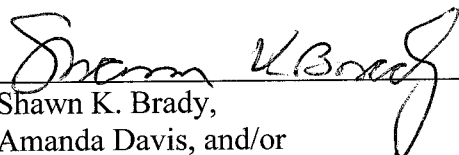
*DH*  
*Dicki Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**WHEREAS**, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

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

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of July, 2018, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the area in front of the east door of the Victoria County Courthouse building located at 115 N. Bridge Street, Victoria, Victoria County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 11<sup>th</sup> day of June, 2018.

  
Shawn K. Brady,  
Amanda Davis, and/or  
John A. Seib, Jr., any to act,  
Substitute Trustee

c/o BRADY LAW FIRM, PLLC  
6351 Preston Road, Suite 160  
Frisco, Texas 75034  
(972) 424-7200 Telephone  
(972) 424-7244 Facsimile

**GRANTEE'S MAILING ADDRESS:**

21<sup>st</sup> Mortgage Corporation  
620 Market Street  
One Center Square  
Knoxville, Tennessee 37902

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JEREMY RUNNELS and wife, TINISHA RUNNELS of Victoria County, Texas, dated February 20, 2015, and duly recorded as Instrument No. 201502049 of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, July 3, 2018, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

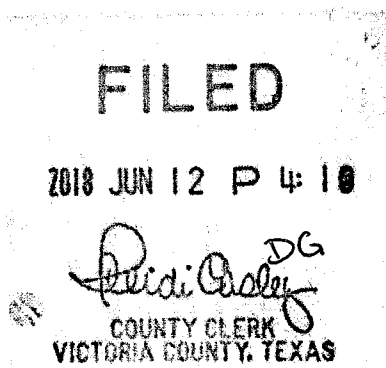
Lot Number One (1), in Block Number Eighteen (18), of WOODLAWN SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, at Page 23, of the Plat Records of Victoria County, Texas;


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

NOTICE

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

Executed this 12<sup>th</sup> day of June, 2018.



  
HOWARD R. MAREK, Substitute Trustee  
203 N. Liberty  
Victoria, Texas 77901  
361-573-5500 Telephone  
361-570-2184 Facsimile  
[Hrm@lawmgk.com](mailto:Hrm@lawmgk.com)