

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR 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: THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE HALF (S 1/2) OF LOT ONE (1), BLOCK ONE HUNDRED AND NINETY (190) OF THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 67, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/16/2011 and recorded in Document 201111813 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: 05/01/2018

Time: 11:00 AM

Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

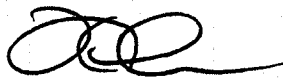
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

5. Obligations Secured. The Deed of Trust executed by CECELIA CAVAZOS, provides that it secures the payment of the indebtedness in the original principal amount of \$75,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Finance of America Reverse, LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Finance of America Reverse, LLC obtained a Order from the 267th District Court of Victoria County on 05/19/2017 under Cause No. 17-02-80609-C. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR
JAMIE STEEN
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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

FILED

2018 MAR -8 P 1:51


D.G.
COUNTY CLERK
VICTORIA COUNTY, TEXAS

2018 MAR -8 P 1:58

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Deirdre Crisley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 09/28/2012
Grantor(s): MARK C. GARZA, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE LENDERS OF AMERICA, LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$111,935.00
Recording Information: Instrument 201211095
Property County: Victoria
Property:

BEING A 10.00 ACRE TRACT OF LAND SITUATED IN THE TEXAS AND NEW ORLEANS RAILROAD COMPANY SURVEY NO. 2, ABSTRACT 409, VICTORIA COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED BY RICHARD GARCIA, ET UX TO JOHN GARZA, JR., ET UX ACCORDING TO INSTRUMENT RECORDED IN VOLUME 944, PAGE 588 OF THE DEED RECORDS OF SAID COUNTY, AND FURTHER BEING CONVEYED TO JOHN GARZA, JR., ET UX ACCORDING TO INSTRUMENT RECORDED IN VOLUME 944, PAGE 592 OF THE DEED RECORDS OF SAID COUNTY, SAID 10.00 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID GARZA TRACT OF LAND AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 11.00 ACRES AS CONVEYED BY MINERVA V. FLORES BENNETT TO OLGA FLORES JIMENEZ ACCORDING TO INSTRUMENT #200410498 OF THE OFFICIAL RECORDS OF SAID COUNTY, IN THE SOUTHEAST RIGHT-OF-WAY LINE OF MILLER ROAD.

THENCE, NORTH 53 DEG. 59 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 196.63 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE COMMON CORNER OF SAID GARZA TRACT OF LAND AND THAT CERTAIN 1.00 ACRE TRACT OF LAND IN THE NAME OF EDNA M. SALINAS, SAID REBAR BEING NORTH 19 DEG. 08 MINUTES 39 SECONDS WEST, 0.9 FEET FROM A 5/8 INCH DIAMETER STEEL REBAR FOUND, AND FURTHER BEING THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 35 DEG. 54'00" EAST (RECORD), ALONG THE COMMON LINE OF SAID SALINAS TRACT OF LAND, A DISTANCE OF 221.52 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK A COMMON CORNER OF SAID GARZA AND SALINAS TRACTS OF LAND, SAID REBAR BEING NORTH 06 DEG. 48'38" EAST, 0.06 FEET FROM A 5/8 INCH DIAMETER STEEL REBAR FOUND, AND FURTHER BEING AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 53 DEG. 59'00" EAST, ALONG A COMMON LINE OF SAID GARZA AND SALINAS TRACTS OF LAND, A DISTANCE OF 196.64 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR BOUND MARKING THE COMMON CORNER OF SAID GARZA AND SALINAS TRACTS OF LAND, IN THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 11.00 ACRES AS CONVEYED BY GUADALUPE L. ALVAREZ, ET UX TO EDNA M. SALINAS ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1407, PAGE 241 OF THE DEED RECORDS OF SAID COUNTY;

THENCE, SOUTH 35 DEG. 54'00" EAST, ALONG THE COMMON LINE OF SAID SALINAS 11.00 ACRE TRACT OF LAND A DISTANCE OF 996.88 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID GARZA TRACT OF LAND AND SAID SALINAS 11.00 ACRE TRACT OF LAND, IN THE NORTHWEST LINE OF A PRIVATE ROAD KNOWN AS MASCORRO ROAD;

THENCE, SOUTH 53 DEG. 59'00" WEST, ALONG THE SOUTHEAST LINE OF SAID GARZA TRACT OF LAND AND THE NORTHWEST LINE OF SAID MASCORRO ROAD, A DISTANCE OF 393.27 FEET (RECORD) TO A 5/8 INCH DIAMETER STEEL REBAR SET TO MARK THE COMMON CORNER OF SAID GARZA AND JIMENEZ TRACT OF LAND, FOR THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, NORTH 35 DEG. 54'00" WEST, ALONG THE COMMON LINE OF SAID JIMENEZ TRACT OF LAND, A DISTANCE OF 1218.40 FEET (RECORD) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 10.00 ACRE TRACT OF LAND, MORE OR LESS.

ALL SET 5/8 INCH DIAMETER STEEL REBAR IS MARKED WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC."

BEARING ARE BASED ON BEARINGS OF RECORD IN VOLUME 944, PAGE 592 THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

THE FOREGOING FIELDNOTE DESCRIPTION IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN SEPTEMBER, 2012, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Reported Address: 277 MILLER RD, INEZ, TX 77968

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of May, 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, 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, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

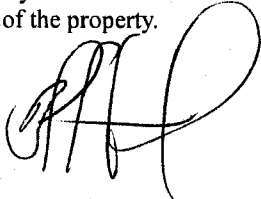
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, 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, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.



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: May 01, 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.

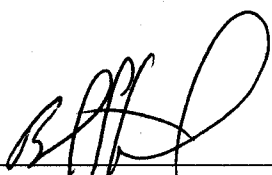
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 27, 2014 and recorded in Document CLERK'S FILE NO. 201407338 real property records of VICTORIA County, Texas, with LARRY J. DARBONNE AND SARAH R. DARBONNE, grantor(s) and MORTGAGE ELECTRONIC 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. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR JODI STEEN

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2018 MAR 12 A 10:00

 DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000006864011

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

Our File Number: 15-15732
Name: JANIE RICO, A SINGLE WOMAN

FILE No. 9362
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 25, 2007, JANIE RICO, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to DAVID W. MANN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 200709690, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TEXAS; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 1, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER SEVEN (7), OF MAYFAIR TERRACE SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 23, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

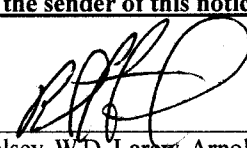
Property Address: 3009 GAYLE ST
VICTORIA, TX 77901
Mortgage Servicer: PENNYMAC LOAN SERVICES, LLC
Noteholder: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 12th day of March, 2018.


Jo Woolsey, W.D. Larew, Arnold Mendoza,
Donna Caballero, Oscar Caballero, Bob Frisch,
Patricia Sanders, Frederick Britton, Doug
Woodard, Jamie Steen, Aarti Patel, Jonathan
Schendel, Jodi Steen, Pamela Thomas, Leslye
Evans, Maryna Danielian, Dan Hart, Barbara
Sandoval, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED

2018 MAR 12 A 10:05


DA
David Woolsey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

2018 MAR 13 A 11:33

P. D. Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 057809-FX

Date: March 7, 2018

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: DERICK L ROSS AND STEPHANIE ROSS HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR CBC NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PennyMac Loan Services, LLC
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 4/23/2015, RECORDING INFORMATION: Recorded on 5/8/2015, as Instrument No. 201504889,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF VICTORIA, COUNTY OF VICTORIA AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS: LOT FIFTEEN (15), BLOCK FIFTEEN (15), HIGHLAND ESTATES NO. 2, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 79, MAP RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/1/2018**, 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.

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


PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.: 057809-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, FREDERICK
BRITTON, PAUL A. HOEFKER, ROBERT L. NEGRIN
WILLSIE, MIKE HANLEY, ISREAL CURTIS, JASON
SPENCE, JOHN SISK, 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

EXHIBIT A – Legal Description

All that certain parcel of land situate in the City of Victoria, County of Victoria and State of Texas bounded and described as follows:

Lot Fifteen (15), Block Fifteen (15), HIGHLAND ESTATES NO. 2, an Addition to the City of Victoria, Victoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 79, Map Records of Victoria County, Texas, to which reference is here made for all pertinent purposes.

Being the same property as transferred by deed dated 08/19/2013, recorded 08/20/2013, from George V. Atkinson, Jr. and Edmund D. Atkinson, to Platinum Home Investments, LLC, recorded as Instrument #: 201310229.

Being further conveyed by deed dated 01/06/2014, recorded 01/08/2014, from Platinum Home Investments, LLC, to Derick L. Ross, a single man, recorded as Instrument #: 201400247.

Tax ID: 3570001501500

FILED

2018 MAR 15 P 1:23

Deirdre Crabb DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 058052-TX

Date: March 13, 2018

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: TED EARL HUTCHINGS, JOINED BY HIS SPOUSE, CINDY HUTCHINGS AND BARBARA HUTCHINGS DAVIS, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC

MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 8/6/2016, RECORDING INFORMATION: Recorded on 8/26/2016, as Instrument No. 201609636,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER ELEVEN (11), BLOCK D, OAK VILLAGE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION RECORDED IN VOLUME 3, PAGE 69, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/1/2018**, 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.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL & INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VILLAGE CAPITAL & INVESTMENT, LLC
2863 St. Rose PKWY
Henderson NV, 89052

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.: 058052-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: May 01, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 03, 2015 and recorded in Document CLERK'S FILE NO. 201509929 real property records of VICTORIA County, Texas, with ASHLEY GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ASHLEY GARCIA, securing the payment of the indebtednesses in the original principal amount of \$152,187.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOM MORTGAGE COMPANY, 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2018 MAR 26 P 3: 53

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000007413784

EXHIBIT "A"

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER EIGHT (8), OF QUAIL CREEK WEST BLOCK 8, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 20 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000007413784

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: May 01, 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 MAR 26 P 3:54

OH
Deirdre Osley
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

FILE No. 9385
County Clerk, Victoria County, Texas

FILED

2018 MAR 29 P 1:10

Jodi Cooley DS
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: June 20, 2008
Amount: \$111,750.00
Grantor(s): JUAN SALAZAR and REFUGIA SALAZAR

Original Mortgagee: NETWORK FUNDING, LLP
Current Mortgagee: BANK OF AMERICA, N.A.

Mortgagee Servicer and Address: c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

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

Recording Information: Document No. 200807755

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS JUAN SALAZAR is deceased.

WHEREAS REFUGIA SALAZAR is deceased.

Date of Sale: May 1, 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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-003516

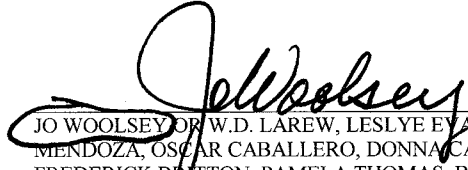

JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD
MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,
FREDERICK BRITTON, PAMELA THOMAS, BARBARA
SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS,
SANDRA MENDOZA, JAMIE STEEN OR JODI STEEN
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Exhibit "A"

The land referred to herein is situated in the State of Texas, County of Victoria described as follows:

A PORTION OF LOT TWO (2), IN BLOCK ONE HUNDRED TWENTY-THREE (123), IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID CITY, TO WHICH REFERENCE IS HERE MADE, AND BY METES AND BOUNDS DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE SOUTHWEST CORNER OF SAID LOT TWO (2), SAID BEGINNING POINT BEING ALSO AT THE INTERSECTION OF THE EAST LINE OF SOUTH MAIN STREET AND THE NORTH LINE OF RIVER STREET IN SAID CITY;

THENCE IN AN EASTERLY DIRECTION WITH SAID NORTH LINE OF RIVER STREET AND THE SOUTH LINE OF SAID LOT TWO (2), A DISTANCE OF 94.9 FEET TO STAKE FOR CORNER, THE SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN LOT CONVEYED TO C.L. TAIT AND WIFE, ELENORA TAIT, BY A. F. WAITSCHIES AND WIFE, ROSE WAITSCHIES, BY DEED DATED JULY 31, 1946, AND DULY RECORDED IN VOLUME 213, PAGE 595 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS;

THENCE IN A NORTHERLY DIRECTION WITH THE WESTERN LINE OF SAID C.L. TAIT LOT AND ON A LINE PARALLEL WITH THE EAST LINE OF SOUTH MAIN STREET, A DISTANCE OF 92.6 FEET TO STAKE FOR CORNER;

THENCE IN A WESTERLY DIRECTION ON A LINE PARALLEL WITH THE NORTHERN LINE OF RIVER STREET, A DISTANCE OF 94.9 FEET TO STAKE FOR CORNER IN THE EASTERN BOUNDARY LINE OF SOUTH MAIN STREET.

THENCE IN A SOUTHERLY DIRECTION WITH THE EAST LINE OF SOUTH MAIN STREET AND THE WEST BOUNDARY LINE OF SAID LOT TWO (2), A DISTANCE OF 92.6 FEET TO THE PLACE OF BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO EDWARD A. BRINKMAN AND WIFE, OMA M. BRINKMAN, BY DEED FROM DAVID C. PAREZ, DATED SEPTEMBER 12, 1956, AND OF RECORD IN VOLUME 442, PAGE 50 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

APN: 54800-123-00200

FILE No. 9386
County Clerk, Victoria County, Texas
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/2/2005

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200512635

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
IRINEO ROBERTO LEZAMA AND SPOUSE,
DEBRA LEZAMA
Current Beneficiary/Mortgagee:
Wilmington Trust, NA, successor trustee to
Citibank NA, as trustee on behalf of the registered
holders of Bear Stearns Asset Backed Securities I
Trust 2006-HE3, Asset-Backed Certificates,
Series 2006-HE3
Property County:
VICTORIA

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: BEING LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER ELEVEN (11), OF
MAYFAIR TERRACE, SECTION II, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS,
ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1,
PAGE 18 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE
MADE FOR DESCRIPTIVE PURPOSES.

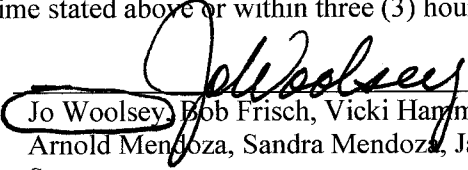
Date of Sale: 5/1/2018

Earliest Time Sale Will Begin: 11:00AM

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

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
the armed forces of the United States. If you
are or your spouse is serving on active
military duty, including active military duty
as a member of the Texas National Guard or
the National Guard of another state or as a
member of a reserve component of the armed
forces of the United States, please send
written notice of the active duty military
service to the sender of this notice
immediately.


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

FILED

2018 MAR 29 P 1:12


D9
COUNTY CLERK
VICTORIA COUNTY, TEXAS

MH File Number: TX-15-26643-FC
Loan Type: Conventional Residential

FILE No. 9393
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

2018 APR -2 P 3: 32

DA
Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: March 29, 2018

Substitute Trustee: Gerald R. Mace

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

Mortgagee: John D. McLain

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

Deed of Trust

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

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

Mortgagee: John D. McLain

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

2138Property:

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

County: Victoria

Date of Sale (first Tuesday of month): May 1st, 2018

Time of Sale: 10:00am

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

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

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

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

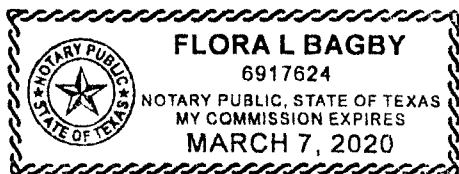
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code. Both notes are being foreclosed on the same date, time and location as one transaction and bid.



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

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on March 29, 2018 by Gerald R. Mace, Substitute Trustee, as the act and deed of said Substitute Trustee.



Flora L Bagby
Notary Public, State of Texas

FILE No. 9397
County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

FILED

2018 APR -9 A 9:15

OH
Patricia Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

Whereas pursuant to that one certain Deed of Trust dated November 9, 2016, executed by **FOYOTEX INC., a Texas corporation** "Mortgagor" and filed and recorded in the Official Public Real Property Records of Victoria County, Texas, under **Clerk's File No. 201612497** of the Deed of Trust Records of Victoria County, Texas, Mortgagor conveyed to **ERIC HIRD**, the Trustee named in the Deed of Trust, all of Mortgagor's right, title, and interest in and to the real property situated in Victoria County, Texas, and described as follows:

See Exhibit "A" attached hereto and incorporated herein (collectively the "Property");

together with all improvements thereon, and including all other property, if any, set forth in the Deed of Trust, to secure payment of that one certain Real Estate Lien Note or promissory note dated November 9, 2016, in the original principal amount of **\$220,000.00** executed by **FOYOTEX INC., a Texas corporation** and payable to the order of **Christian Bruns c/o Private Mortgage Financing Partners LLC** ("Beneficiary"); and

Whereas the Deed of Trust was filed and recorded in the Official Public Real Property Records of Victoria County, Texas, under **Clerk's File No. 201612497**; and,

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and,

Whereas the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the Victoria County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, ERIC HIRD, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **May, 2018 (May 1, 2018)**, 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, which has been designated as the general

area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 11:00 A.M. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Trustee to conduct the sale.

Witness my hand this 5th day of ~~MARCH~~ April, 2018.

ERIC HIRD, Trustee
1725 Hughes Landing Blvd., Suite 970
The Woodlands, Texas 77380

STATE OF TEXAS

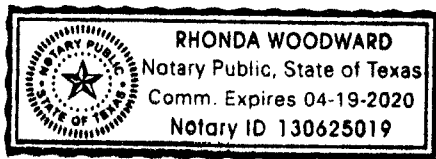
§

§

COUNTY OF MONTGOMERY

§

This instrument was acknowledged before me on this 5th day of ~~March~~ April, 2018 by ERIC HIRD.



Rhonda Woodward
Notary Public for the State of Texas

EXHIBIT 'A'

File No.: 46556-GAT84 (sa)
Property: 1403 North Liberty, Victoria, TX 77901

Tract One:

Being 28,735.40 square Feet out of Lots No. Three (3) and Four (4), in Block No. Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

Exhibit A:

BEING a 28,735.4 square foot tract of land and being a portion of Lots Three (3) and Four (4), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1 Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Eldor Distributing, Inc. to Lynn Mutschler according to Instrument #201107654 of the Official Records of said County, said 28,735.4 square foot tract of land being more fully described by metes and bounds as follows:

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

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

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

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

THENCE, North 85 deg. 27' 00" East, along the said south right-of-way line of Guadalupe St., a distance of 116.21 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 28,735.4 square foot tract of land, more or less.

All set 5/8 inch diameter steel rebar is marked with yellow plastic cap marked "URBAN SURVEYING, INC."

Bearings are based ON bearings of record in Volume 1, Page 29 of the Plat Records of Victoria County, Texas and Instrument # 201107654 of the Official Records of Victoria County, Texas.

Tract Two:

Being 5867.6 square Feet out of Lots No. Two (2) in Block No. Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "B" attached hereto and made a part hereof for any and all purposes.

Exhibit B:

BEING a 5867.6 square foot tract of land and being a portion of Lot Two (2), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Elder Distributing, Inc. to Lynn Mutschler according to Instrument # 201107654 of the Official Records of said County, said 5867.6 square foot tract of land being more fully described by metes and bounds as follows:

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

THENCE, North 85 deg. 27' 00" East (N 85° E, record), along the said Guadalupe St right-of-way line, a distance of 73.84 feet to a 5/8 inch diameter steel rebar set to mark the northeast corner of the tract herein described in the west right-of-way line of Southern Pacific Railroad;

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

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

THENCE, North 04 deg. 33' 00" West (N 5° W, record), along said right-of-way line, a distance of 78.44 feet (78', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5867.6 square foot tract of land, more or less.

Tract Three:

Being 5003.3 square Feet out of Lots No. Three (3) in Block No. Seventeen (17), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "C" attached hereto and made a part hereof for any and all purposes.

Exhibit C

BEING a 5003.3 square foot tract of land and being a portion of Lot Number Three (3), Block Number Seventeen (17) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29, of the Plat Records of said County, and further being that same tract of land described as 4993 square feet as conveyed by Southern Pacific Transportation Company to Rodney A. Mutschler according to instrument recorded in Volume 96, Page 215 of the Official Records of said County, said 5003.3 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Nueces St (55.6' R.O.W.) and the west right-of-way line of Liberty St. (55.6' R.O.W.), for the northeast corner of the tract herein described;

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

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

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

THENCE, North 85 deg. 27' 00" East (record), along said right-of-way line, a distance of 66.15 feet (66.04', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5003.3 square foot tract of land, more or less.

A.P.N. 35100-019-0300

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.

THE STATE OF TEXAS)
COUNTY OF VICTORIA)

Notice is hereby given that whereas, on November 7, 1994, Rory E. McLeroy and wife, Melinda D. McLeroy, executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in File No. 12249, Volume 0142, Page 492 of the Official Records, Victoria County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

April 3, 2018, appoint the undersigned as
Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the area in front of the east door of the Courthouse building, located at 115 North Bridge Street in Victoria, Victoria County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of May 2018, being the 1st day of May, the following land located in said county and more particularly described as follows:

Being Lot Number Seventeen (17), in Block Number Forty-Two (42) of QUAIL CREEK WEST BLOCKS 41, 42, 43, 44 & 45, being a subdivision of property located and situated in the Manuel Zepeda Survey, A-128 and the Maria Hernandez Survey A-59, lying in Victoria County, Texas, according to the established map and plat of said subdivision of record in Volume 6, Page 3, Plat Records, Victoria County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. The restrictive covenants of record in Volume 955, Page 711, Deed Records, Victoria County, Texas.

3. Visible and apparent easements on or across property herein described not of record.
4. 12.5' utility easement across the rear of the property herein covered and as shown by the map and plat of record in Volume 6, at Page 3, Plat Records, Victoria County, Texas.
5. 5' utility easement across the front of the property herein covered and as shown by the map and plat of record in Volume 6, at Page 3, Plat Records, Victoria County, Texas.
6. Building lines and notice of responsibility for cost incurred to meet City Standards as shown by the map and plat of record in Volume 6, at Page 3, Plat Records, Victoria County, Texas.
7. Perpetual easements, 15 feet wide, for the water lines and 10 feet wide around the perimeter of the appurtenances thereto, that are located on the above land, which easements, together with water lines and appurtenances were transferred by said Deed without Warranty dated June 26, 1963, from the United States of America to the County of Victoria, Texas, recorded in Volume 589, Page 603 of the Deed Records of Victoria County, Texas, and having now been conveyed by Victoria County to Quail Creek Municipal Utility District, by instrument recorded in Volume 1401 at Page 409, et. Seq. of the Deed Records of Victoria County, Texas.
8. The existing water lines, with easements therefor, 15 feet in width, being 7-1/2 feet on either side of the centerline of said lines, and any appurtenances to the water system that are located on the above described land have heretofore been transferred to the County of Victoria by deed without warranty dated June 26, 1963, from the United States of America, and having now been conveyed by Victoria County to Quail Creek Municipal Utility District by instrument recorded in Volume 1401 at Page 409, et. Seq. of the Deed Records of Victoria County, Texas, recorded in Deed Records of Victoria County, Texas.
9. Any existing sanitary sewer lines and storm sewer lines that are located on the above described land, together with easements therefor, 15 feet in width, being 7-1/2 feet on either side of the centerline of said lines, have heretofore been transferred to the County of Victoria by Deed without warranty dated April 24, 1963, from the United States of America, recorded in Volume 589, Page 603, Deed Records, Victoria County, Texas, and having now been conveyed by Victoria County to Quail Creek Municipal Utility District, by instrument recorded in Volume 1401, at Page 409, et. Seq. of the Deed Records of Victoria County, Texas.

10. That certain outstanding perpetual non-participating undivided 1/32 interest in and to all of the oil royalty, gas royalty, and royalty on other minerals reserved by M & A Properties, Inc. to C. E. Erwin and recorded in Volume 690, Page 371, Deed Records, Victoria County, Texas.

11. That certain mineral and/or royalty reservation set out in that certain instrument dated February 18, 1975, recorded in Volume 866, at Page 315, et. Seq. of the Deed Records of Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.

12. Reservation of Water line easement in Deed dated February 18, 1975 from C. E. Erwin to H. Scott et al recorded in Volume 866, Page 315, Deed Records, Victoria County, Texas.

13. That certain mineral and/or royalty reservation set out in that certain instrument dated November 1, 1977, recorded in Volume 953, at Page 281, et. seq., Deed Records, Victoria County, Texas, reference to which instrument is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument.

14. Right of the Quail Creek Municipal Utility District, a Conservation and Reclamation District created under Article XVI, Sect 59 of the Constitution of Texas, and Chapter 54, Texas Water Code, whose only known address is 515 Chukar, Victoria, TX 77901, to issue bonds and levy taxes.

15. Unpaid ad valorem taxes.

EXECUTED this 6th day of April, 2018.



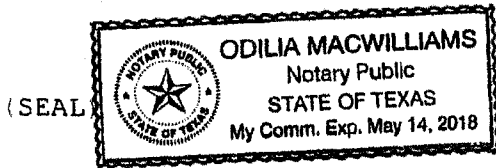
Deborah Wright
Substitute Trustee
700 N. Wells, Suite 205
Edna, Texas 77957
(361) 782-7151 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF VICTORIA)

This instrument was acknowledged before me on April 6,
2018, by Deborah Wright, as Substitute Trustee.



Odilia MacWilliams
Notary Public, State of Texas

FILED

2018 APR -9 A 10:34

DG

Dredi Orley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

2018 APR -9 P 12:41

Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, FELICIA R. GUERRA, A SINGLE WOMAN delivered that one certain Deed of Trust dated MAY 11, 2015, which is recorded in INSTRUMENT NO. 201505023 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$90,824.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

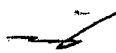
NOTICE IS HEREBY GIVEN that on Tuesday, MAY 1, 2018, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER FIVE (5), 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, PAGE 23, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HER MADE FOR DESCRIPTIVE PURPOSES.

The sale will occur at that area designated by the Commissioners Court of VICTORIA County, Texas, for such sales (OR AT PATIO AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE FACING BRIDGE STREET).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: APRIL 9, 2018.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR JO WOOLSEY OR BOB FRISCH OR JAMIE STEEN OR JODI STEEN

FILE NO.: WMC-3518
PROPERTY: 1709 EAST ROSEBUD AVENUE
VICTORIA, TEXAS 77901

FELICIA R. GUERRA

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2018 APR -9 P 1:11

Deidi Craby DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Matter No.: 059658-TX

Date: March 27, 2018

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: SCOTT K. MOHON, A SINGLE MAN

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

CURRENT MORTGAGEE: QUICKEN LOANS INC.

MORTGAGE SERVICER: QUICKEN LOANS INC.

DEED OF TRUST DATED 4/24/2013, RECORDING INFORMATION: Recorded on 4/25/2013, as Instrument No. 201304900,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A 0.221 ACRE TRACT OF LAND AND BEING THE NORTH ONE-HALF (N 1/2) OF LOT NUMBER THREE (3), AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/1/2018**, 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.

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

QUICKEN LOANS INC.
1050 Woodard Ave
Detroit, MI 48226-1906

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.: 059658-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
JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD
MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,
PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG
WOODARD, DAN HART, AARTI PATEL, MARYNA
DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS,
BARBARA SANDOVAL, 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

EXHIBIT "A"

BEING a 0.221 acre tract of land and being the North One-Half (N 1/2) of Lot Number Three (3), Block Number One (1) of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Mario Mata, Jr., et ux to Julianne J. Panagos and Michael D. Seale according to Instrument # 201000475 of the Official Records of said County, said 0.221 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at an "X" found in concrete marking the intersection of the west right-of-way line of N. Bridge St. (55.6' R.O.W.) and the south right-of-way line of Nueces St. (55.6' R.O.W.) at the northeast corner of said Lot 3 and the tract herein described;

THENCE, South 04 deg. 33' 00" East (Basis of Bearing), along said Bridge St. right-of-way line, a distance of 69.45 feet (record) to an "X" found in concrete marking the southeast corner of said Panagos and Seale tract of land and the tract herein described;

THENCE, South 85 deg. 27' 00" West, crossing said Lot 3 and along the south line of said Panagos and Seale tract of land, a distance of 138.90 feet (record) to a 5/8 inch diameter steel rebar found marking the southwest corner of said Panagos and Seale tract of land and the tract herein described, in the east line of that certain tract of land known as Hall's Addition Resubdivision No. 6, according to the established map and plat of said addition of record in Volume 9, Page 23-A of the Plat Records of said County;

THENCE, North 04 deg. 33' 00" West, along the common line of said Hall's Addition Resubdivision No. 6, a distance of 69.45 feet (record) to an "X" set in the concrete floor of a garage at the common corner of said Lot 3 and said Hall's Addition Resubdivision No. 6, in the aforesaid south right-of-way line of Nueces St.;

THENCE, North 85 deg. 27' 00" East, along said Nueces St. right-of-way line, a distance of 138.90 feet (record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.221 acre tract of land, more or less.

Bearings are based on bearings of record in Volume 1, Page 29 of the Plat Records of Victoria County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE **FILED**

2018 APR -9 P 1:12

Matter No.: 048950-TX

Date: April 4, 2018

County where Real Property is Located: Victoria

Deirdre Ashley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

ORIGINAL MORTGAGOR: KENNETH W. GERLOFF AND TONYA GERLOFF, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PACIFIC UNION FINANCIAL, LLC

MORTGAGE SERVICER: PACIFIC UNION FINANCIAL, LLC

DEED OF TRUST DATED 10/1/2014, RECORDING INFORMATION: Recorded on 10/7/2014, as Instrument No. 201411358,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT NO. FIFTEEN (15), BLOCK NO. FIFTEEN (15), NORTHCREST ESTATES, CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 80, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/1/2018**, 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.

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

PACIFIC UNION FINANCIAL, LLC
1603 LBJ Freeway, Suite 500
Farmers Branch, TX 75234

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.: 048950-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

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, May 1, 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 9th day of April, 2018.

FILED

2018 APR -9 P 1:40

Deirdre Casley
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;

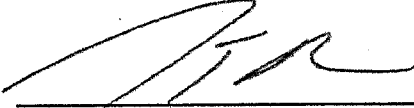
THENCE, with the southwest line of said called 3.00 acre tract, *South 35°12'00" East*, for a distance of *158.48 feet* to an existing 5/8 inch steel rod at the north corner of the aforementioned called 2.41 acre tract, and at an east corner of said called 14.6272 acre tract and the herein described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

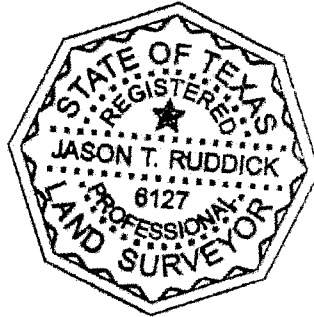
Bearings are based on Volume 1050, Page 147 of the Deed Records of Victoria County, Texas.

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



FILE No. 9403
County Clerk, Victoria County, Texas

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2018 APR 10 P 3:37

DG
Deirdre Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

VICTORIA County

Deed of Trust Dated: 09/15/2014

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

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Mortgagee Address: TEXAS DOW EMPLOYEES CREDIT UNION, 1001 FM 2004, Lake Jackson, TX 77566-401 2

Recording Information: Document No. 201410505

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

Date of Sale: 05/01/2018 Earliest Time Sale Will Begin: Eleven o'clock AM

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

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

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

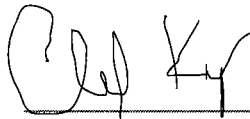
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

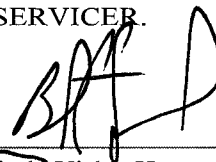
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law. Including the service members Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law. including Section 51.015 Texas Property Code.

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

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



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



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

FILE No. 9404
County Clerk, Victoria County, Texas

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2018 APR 10 P 4:19

Date: April 10, 2018

Date of Sale of Property (first Tuesday of month): Tuesday, May 1, 2018

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Paula Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

I. Description of Land, Note and Deed of Trust

Legal Description of Land: Lot One-R (1R), Block 128, Original Townsite Resubdivision No. 32, an Addition to the City of Victoria, Victoria County, Texas, according to the map or plat thereof recorded in Volume 7, Page 83-C, of the Plat Records of Victoria County, Texas (hereinafter referred to as the "Land").

DEED OF TRUST:

Date: February 8, 2007

Grantor: 120-MP Victoria, Ltd., a Texas limited partnership

Trustee: Robert A. Rosenthal

Substitute Trustee: PLA Services, Inc.

Substitute Trustee's Mailing Address: P.O. Box 9662, Amarillo, Texas 79105-9662

Original Beneficiary: Citibank, N.A., a national banking association

Current Beneficiary: Crossroads EMP Productions & Promotions, LLC, a Texas limited liability company, pursuant to that certain Omnibus Assignment dated March 13, 2018, recorded as Instrument No. 201804029 in the Official Public Records of Victoria County, Texas.

County Where Property Is Located: Victoria County, Texas

Recording Information: Instrument No. 200701974 in the Official Public Records of Victoria County, Texas, as modified by that certain Modification Agreement dated March 28, 2017, recorded as Instrument No. 201703615 in the Official Public Records of Victoria County, Texas.

Property Description: Lot One-R (1R), Block 128, Original Townsite Resubdivision No. 32, an Addition to the City of Victoria, Victoria County, Texas, according to the map or plat thereof recorded in Volume 7, Page 83-C, of the Plat Records of Victoria County, Texas.

NOTE:

Date: February 8, 2007

Amount: \$3,675,000.00
Debtor: 120-MP Victoria, Ltd.
Holder: Crossroads EMP Productions & Promotions, LLC

II. Recitals

1. 120-MP VICTORIA, LTD., a Texas limited partnership ("Borrower") executed and delivered (a) that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (as modified, amended and assigned, from time to time, the "Deed of Trust"), dated as of February 8, 2007, to Robert A. Rosenthal, as Trustee, for the benefit of Citibank, N.A. ("Original Lender"), the Deed of Trust being recorded on February 15, 2007, as Instrument No. 200701974 of the Official Public Records of Victoria County, Texas, conveying the "Land", together with all fixtures installed on said land, all Leases and Rents and Profits, all entitlements, appurtenances, easements, rights and privileges pertaining to said land and all of said real and personal property, including, without limitation, all water rights and development rights, and any land lying in the streets, roads or avenues adjoining the Land or any part thereof (collectively, the "Deed of Trust Pledged Property"), and (b) that certain Absolute Assignment of Rents and of Landlord's Interest in Leases, dated as of February 8, 2007, (as modified, amended and assigned, from time to time, the "ALR"), recorded on February 15, 2007, as Instrument No. 200701975 of the Official Public Records of Victoria County, Texas, whereby Borrower unconditionally and absolutely assigned all of Borrower's right, title and interest in and to the Leases and Rents and Profits (as such terms are defined in the ALR) to Original Lender (collectively, the "ALR Pledged Property"). The Deed of Trust Pledged Property and the ALR Pledged Property being hereafter referred to as the "Property." All capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Deed of Trust and the ALR.

2. Said conveyances were made for the purpose of securing the payment of the indebtedness described in the Deed of Trust, including but not limited to, the indebtedness evidenced by that certain Fixed Promissory Note (the "Note"), dated as of February 8, 2007, executed by Borrower, as maker, payable to the order of Original Lender, in the stated principal amount of \$3,365,000.00, as such Note is described in the Deed of Trust. The Note, Deed of Trust, ALR and all other documents evidencing, governing or securing the Loan are hereinafter collectively referred to as the "Loan Documents".

3. The Deed of Trust was assigned by Original Lender to ONE WEST BANK, NATIONAL ASSOCIATION ("OWB N.A.") pursuant to that certain Assignment of Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated effective November 10, 2010, recorded on January 31, 2011, as Instrument No. 201101045 of the Official Public Records of Victoria County, Texas. The ALR was assigned by Original Lender to OWB FSB pursuant to that certain Assignment of Absolute Assignment of Rents and of Landlord's Interest in Leases, dated effective November 10, 2010, recorded on January 31, 2011, as Instrument No. 201101042 of the Official Public Records of Victoria County, Texas.

4. Effective February 28, 2014, OWB FSB was renamed ONEWEST BANK, NATIONAL ASSOCIATION ("OWB N.A.") and changed from a federal savings bank to a national bank.

5. Effective as of August 3, 2015, CIT GROUP INC. ("CIT") acquired IMB HOLDCO LLC, the parent company of OWB N.A. CIT BANK, a Utah-state chartered bank and wholly owned subsidiary of CIT, merged with and into OWB N.A., with OWB N.A. surviving as a wholly-owned subsidiary of CIT with the name CIT BANK, NATIONAL ASSOCIATION, which was then the owner and holder of the Note and Loan Documents.

6. Borrower and Lender entered into that certain Modification Agreement (Short Form) dated as of March 28, 2017, recorded on March 30, 2017, as Instrument No. 201703615 of the Official Public Records of Victoria County, Texas.

7. The Note and all indebtedness evidenced thereby, including, but not limited to, principal, interest and attorneys' fees and expenses, together with all indebtedness described in and secured by Deed of Trust and/or the Loan Documents are hereinafter collectively referred to as the "Indebtedness".

8. By instrument dated as of January 9, 2018, recorded in the Official Public Records of Victoria County, Texas, styled Removal of Trustee, Appointment of Substitute Trustee, Request to Substitute Trustee, Lender removed ROBERT A. ROSENTHAL and any successor or substitute trustee appointed by unrecorded document or otherwise (collectively, the "Original Trustee"), as Trustee under the Deed of Trust, and appointed JENNIFER M. DUPLISSEY as the Substitute Trustee thereunder to succeed to and become vested with all of the estate and title of the Original Trustee, as Trustee, in the Deed of Trust Pledged Property, and with all the rights, powers, privileges and authority vested in the Original Trustee, as Trustee, by the terms and conditions of the Deed of Trust.

9. By instrument dated March 13, 2018 recorded as Instrument No. 201804029, CIT Bank, National Association, assigned the Note, Deed of Trust, ALR and all other **Loan Documents** to the current beneficiary, Crossroads EMP Productions & Promotions, LLC, a Texas limited liability company ("Lender" herein).

10. The Lender, on April 10, 2018, by instrument styled "Appointment of Substitute Trustee" recorded in the Official Public Records of Victoria County, Texas, as Instrument No. 201804066 appointed PLA Services, Inc. as substitute trustee.

11. The Indebtedness has matured by its own terms and as such, the Indebtedness is now wholly due and payable.

12. Lender, Crossroads EMP Productions & Promotions, LLC, the present owner and holder of the Indebtedness secured by the Deed of Trust and the Loan Documents, is the beneficiary under the Deed of Trust, and has therefore requested that PLA SERVICES, Inc., as Substitute Trustee, sell the Property as provided in the Deed of Trust and the ALR in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

III. Notice of Sale

NOTICE IS HEREBY GIVEN, that on Tuesday, the 1st day of May, 2018, beginning no earlier than 10:00 a.m. CST and commencing within three (3) hours of such time at the area in front of the East door of the Victoria County Courthouse, located at 115 North Bridge Street, Victoria, Victoria County, Texas, said area having been designated for conducting foreclosure sales in Victoria

County by the Commissioners' Court of Victoria County, Texas through that certain document recorded in Volume 1455, Page 522 (Instrument No. 234278) in the Official Public Records of Victoria County, Texas, or at such other place as may be designated by the Commissioners' Court of Victoria County, Texas, the undersigned Substitute Trustee, or my successor as may be later appointed, as Substitute Trustee under the Deed of Trust, will sell the Property by no later than 4:00 p.m. on said day of sale, to the highest bidder for cash; provided that Lender (or its assignee of the Loan Documents, hereinafter, the "Assignee") may bid and become the purchaser of the Property, and all or a portion of the bid of Lender (or the Assignee) may consist of a credit to be given against the Indebtedness owing. If Lender (or the Assignee) is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible. After commencing the sale, the Substitute Trustee conducting the sale may from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00p.m. on the same day. Lender may withdraw the Property or cancel the foreclosure sale at any time prior to the commencement of the sale.

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.

PLA SERVICES, INC., Substitute Trustee

By: 

Bill Russell, Vice-President

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 10th day of April, 2018, by Bill Russell, Vice-President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.

Susan Hillyer

Notary Public, State of Texas

After recording, return to:

**Bill Russell
PLA Services, Inc.
P.O. Box 4848
Victoria, Texas 77903**

