

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 10/02/2018

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

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

Property Address: 1951 Fordtran Store Road, Yoakum, TX 77995

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

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

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Charles Alfred and Terrie Alfred, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$145,713.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

FILED

2018 JUL 12 P 3:19

DG
Deirdre Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

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

BEING 19.75 ACRES SITUATED IN AND A PART OF THE INDIANOLA RAILROAD COMPANY SURVEY, SECTION NO. 7, ABSTRACT NO. 204, VICTORIA COUNTY, TEXAS. SAID 19.75 ACRES IS ALL THAT CERTAIN 18.73 ACRE TRACT DESCRIBED IN A DEED FROM RANDY P. KAMENICKY AND WIFE, ARDIS KAMENICKY TO CHRISTOPHER G. TISUE AND WIFE, TIFFANY D. TISUE RECORDED IN VOLUME 166, PAGE 718 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND A 1.00 ACRE TRACT RECORDED IN VOLUME 0197, PAGE 234 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 19.75 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;BEGINNING AT A ¾ INCH IRON PIPE FOUND IN FORDTRAN STORE ROAD FOR THE NORTH CORNER OF THIS 19.75 ACRES, ALSO BEING THE NORTH CORNER OF SAID 18.73 ACRE TRACT;THENCE, S 43° 27' 26" E WITH THE COMMON LINE OF THIS TRACT AND A 9.91 ACRE TRACT RECORDED IN VOLUME 1100, PAGE 649 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 610.10 FEET (DEED CALL = 609.92 FEET) TO A 5/8 INCH IRON ROD SET FOR A CORNER OF THIS 19.75 ACRES;THENCE, S 43° 51' 56" E WITH THE COMMON LINE OF THIS TRACT AND A 9.91 ACRE TRACT RECORDED IN VOLUME 904, PAGE 430 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 615.28 FEET (DEED CALL = 615.12 FEET) TO AN ANGLE IRON FOUND FOR THE EAST CORNER OF THIS 19.75 ACRES;THENCE, S 46° 14' 10" W (DEED CALL = S 46° 13' 40", 696.26 FEET) WITH THE COMMON LINE OF THIS TRACT AND A 184.66 ACRE TRACT RECORDED IN VOLUME 260, PAGE 361 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 696.08 FEET TO A STEEL "T" POST FOR THE SOUTH CORNER OF THIS 19.75 ACRES;THENCE, N 44° 20' 48" W WITH THE COMMON LINE OF THIS TRACT, A 12.91 ACRE TRACT (TRACT TWO, VOLUME 904, PAGE 437, DEED RECORDS) AND ANOTHER 12.91 ACRE TRACT (TRACT ONE, VOLUME 904, PAGE 432, DEED RECORDS) A DISTANCE OF 1008.07 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER OF THIS 19.75 ACRES;THENCE, N 43°53' 35" W WITH THE COMMON LINE OF THIS TRACT AND SAID 1.00 ACRE TRACT (VOL. 0197, PAGE 234, OFFICIAL RECORDS) AT 189.34 FEET PASSING A ½ INCH IRON PIPE FOUND 1.69 FEET SOUTH WEST OF LINE, A TOTAL DISTANCE OF 217.37 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 19.75 ACRES, ALSO BEING THE WEST CORNER OF SAID 1.00 ACRE;THENCE, N 46°15' 00" E WITH FORDTRAN STORE ROAD A DISTANCE OF 708.99 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 19.75 ACRES, OF WHICH 0.45 OF AN ACRE IS IN FORDTRAN STORE ROAD.A SURVEY PLAT ACCOMPANIES THIS DESCRIPTION.BEARING REFERENCE LINE IN BETWEEN THE ¾ INCH IRON PIPE FOUND FOR THE NORTH CORNER AND AN ANGLE LINE FOUND FOR THE EAST CORNER OF THIS TRACT, A STRAIGHT LINE S 43°39'44" E, CALCULATED FROM DEED.THE FOREGOING FIELDNOTE DESCRIPTION WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON JUNE 07, 2000, AND BEARINGS ARE BASED ON A DEED RECORDED IN VOLUME 166, PAGE 718 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS.

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

C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

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

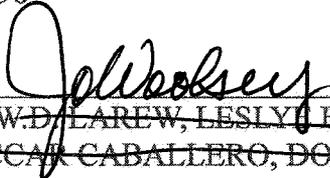
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: July 11, 2018



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

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



~~JO WOOLSEY, W.D. LAREW, LESLY EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCIA CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN - Substitute Trustee(s)~~

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

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

Certificate of Posting

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

3503 CATALPA STREET
VICTORIA, TX 77901

FILE No. 9479
County Clerk, Victoria County, Texas

00000007574890

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: October 02, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 1993 and recorded in Document VOLUME 0092, PAGE 769 real property records of VICTORIA County, Texas, with THELMA J. ROCHA AND GUADALUPE ROCHA, JR., grantor(s) and VICTORIA BANK & TRUST COMPANY, mortgagee.

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

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

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

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



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

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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2018 JUL 16 P 4: 47

Deirdre Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000007574890

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VICTORIA

EXHIBIT "A"

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



NOS0000007574890

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/29/2008
Grantor(s): FELICIA M CARRISALEZ, A SINGLE PERSON AND HENRY CARRISALEZ, A MARRIED PERSON AND DORA CARRISALEZ, A MARRIED PERSON
Original Mortgagee: WELLS FARGON BANK, N.A.
Original Principal: \$160,380.00
Recording Information: Instrument 200810813
Property County: Victoria
Property: BEING LOT NUMBER THIRTEEN (13), IN BLOCK NUMBER TWO (2), OF PARKSTONE SUBDIVISION PHASE 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 105A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 308 YOSEMITE DRIVE, VICTORIA, TX 77904

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 2nd day of October, 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, Marilyn Jones, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

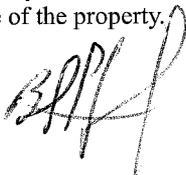
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,

Bonial & Associates, P.C.



2018 JUL 17 A 9:29

FILED
DG
P. C. Bonial
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 10/02/2018

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

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

Property Address: 3502 Glendale, Victoria, TX 77901

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/23/2006 and recorded 03/31/2006 in Document 200604275 , real property records of Victoria County, Texas, with **Laurie Ann Ruiz, a single woman** grantor(s) and ALETHES, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Laurie Ann Ruiz, a single woman**, securing the payment of the indebtedness in the original principal amount of **\$46,106.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

FILED

2018 JUL 20 P 1:25

Deirdi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

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

BEING LOT NUMBER TWENTY-EIGHT (28), IN BLOCK NUMBER SIX (6), OF MAYFAIR SUBDIVISION SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 19 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

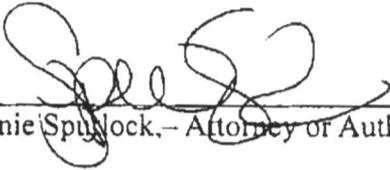
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

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

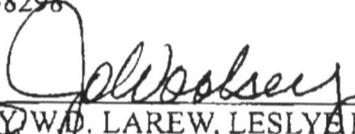
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: July 19, 2018



Stephanie Spunlock, - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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



JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN - Substitute Trustee(s)

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

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

Certificate of Posting

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

FILE No. 9485
County Clerk, Victoria County, Texas

FILED

2010 JUL 26 A 11:36

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

DG
Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS#: 18-20629

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/15/2007, MELISSA HERNANDEZ, A SINGLE WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of DAVID W. MANN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$78,344.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, which Deed of Trust is Recorded on 11/16/2007 as Volume 200714549, Book , Page , in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER FOUR (4), OF TEMPLE HEIGHTS SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 22 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Commonly known as: **2105 E ANAQUA AVE, VICTORIA, TX 77901**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and



4665064

the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 10/2/2018 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Victoria** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

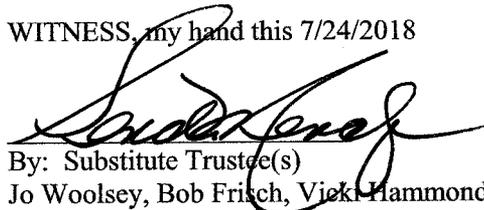
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

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.

WITNESS, my hand this 7/24/2018



By: Substitute Trustee(s)

Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309

Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 10/02/2018

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

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

Property Address: 2010 E Rosebud Ave, Victoria, TX 77901

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/12/2006 and recorded 09/15/2006 in Document 200612386, real property records of Victoria County, Texas, with **Juan L. Ramos and wife April Ramos** grantor(s) and ALETHER, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Juan L. Ramos and wife April Ramos**, securing the payment of the indebtedness in the original principal amount of **\$68,918.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

FILED
aw

2018 JUL 26 A 11:41

Paidi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

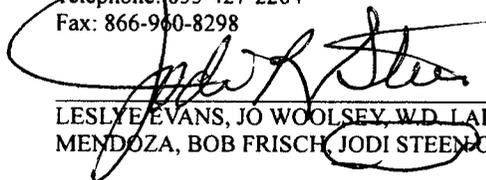
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: July 23, 2018



Stephanie Spurlock, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

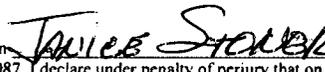
C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



LESLIE EVANS, JO WOOLSEY, W.D. LAREW, VICKI HAMMONDS, ARNOLD MENDOZA, BOB FRISCH, JODI STEEN OR JAMIE STEEN - Substitute Trustee(s)

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

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

 Certificate of Posting
I am Janice Stoker 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 7-26-2018 I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

Notice of [Substitute] Trustee Sale

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

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

BEING LOT NUMBER THIRTEEN (13), IN BLOCK NUMBER SIXTEEN (16), OF WOODLAWN, 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 HERE MADE FOR DESCRIPTIVE PURPOSES.

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

C/O Ocwen Loan Servicing, LLC

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

Phone: 1-800-746-2936

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Mark Lee Geffert and Terresa C. Geffert, of Victoria County, Texas, dated July 1, 2012 and duly recorded at #201211287, of the Official Records Instrument 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, SEPTEMBER 4, 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:

Lots 6, 7, and 8 Block 9, of SHADY OAKS SUBDIVISION, SECTION III, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 4TH day of August 2018.

FILED

2018 AUG -7 P 3:15

DG
Dicki Osley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupel
Charlie Faupel
Trustee

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: October 02, 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 17, 2016 and recorded in Document CLERK'S FILE NO. 201606851 real property records of VICTORIA County, Texas, with JOSHUA A BENAVIDES AND SAMANTHA M BRUMLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSHUA A BENAVIDES AND SAMANTHA M BRUMLEY, securing the payment of the indebtednesses in the original principal amount of \$159,556.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 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, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN, W.D. LAREW, LESLYE EVANS, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS OR JODI STEEN

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

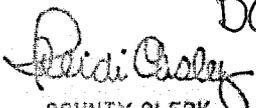
Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2018 AUG 13 P 2:05

DG

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000007444300

EXHIBIT "A"

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER SEVEN (7), OF BRENTWOOD MANOR, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 3, PAGE 83, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000007444300

FILE No. 9499
County Clerk, Victoria County, Texas

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
TUPA, MICHAEL AND KAREN
202 BERWICK STREET, VICTORIA, TX 77904

Firm File Number: 18-030593

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 22, 2004, MICHAEL J. TUPA AND KAREN G. TUPA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200404289, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **October 2, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Victoria** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Victoria, State of Texas:

BEING LOT NUMBER THIRTY-THREE (33), IN BLOCK NUMBER FOURTEEN (14), OF HIGHLAND ESTATES, NO. 2, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 79 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Property Address: 202 BERWICK STREET
VICTORIA, TX 77904
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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.

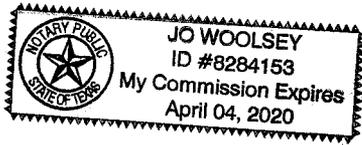
FILED
2018 AUG 13 P 2 16
Preci Cosby DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[Signature]
SUBSTITUTE TRUSTEE
Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, **Bob Frisch**, Sandra Mendoza, Vicki Hammonds, Barbara Sandoval or Jamie Streen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Nueces

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bob Frisch, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

2018. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of August



Jo Woolsey
NOTARY PUBLIC in and for
Mexes COUNTY, Texas
My commission expires: _____
Type or Print Name of Notary _____

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 military service to the sender of this notice immediately.

FILED

FILE No. 9501
County Clerk, Victoria County, Texas

LF No. 18-09082

2018 AUG 14 A 10:14

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

D-H
Deirdre Coakley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF VICTORIA

Deed of Trust Date:
APRIL 14, 2017

Property address:
105 LARGO CT
VICTORIA, TX 77901

Grantor(s)/Mortgagor(s):
CHRISTINA HENRY, A SINGLE WOMAN

LEGAL DESCRIPTION: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER EIGHT (8), OF TANGERINE UNIT 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 6, AT PAGE 180 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR WALLICK AND VOLK, INC., its successors and assigns

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 10/02/2018

Recorded on: APRIL 17, 2017

Original Trustee: CARLIE C. GAUSE

Property County: VICTORIA
As Clerk's File No.: 201704243

Substitute Trustee: MARINOSCI LAW GROUP, P.C., ARNOLD MENDOZA, W. D. LAREW, LESLYE EVANS, VICKI HAMMONDS, JO WOOLSEY, BOB FRISCH, SANDRA MENDOZA, JAMIE STEEN, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., ARNOLD MENDOZA, W. D. LAREW, LESLYE EVANS, VICKI HAMMONDS, JO WOOLSEY, BOB FRISCH, SANDRA MENDOZA, JAMIE STEEN, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday OCTOBER 2, 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. 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 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.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

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, July 30, 2018

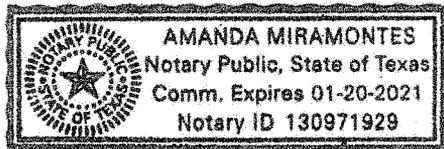
MARINOSCI LAW GROUP, PC

By: Melissa Guerra
~~TIFFANY KING~~/MELISSA GUERRA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Miramontes, the undersigned officer, on this, the 30th day of July, 2018,
(insert name of notary)
personally appeared ~~TIFFANY KING~~/MELISSA GUERRA, known to me, who identified herself/himself to be the
MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of
such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



Amanda Miramontes
Notary Public for the State of TEXAS

My Commission Expires: 1/20/21
Amanda Miramontes
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 18-09082

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/14/2005

Grantor(s)/Mortgagor(s):
GILBERT GARCIA, A SINGLE MAN

Original Beneficiary/Mortgagee:
LONG BEACH MORTGAGE COMPANY, A CORPORATION

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as Trustee,
in trust for registered Holders of Long Beach
Mortgage Loan Trust 2005-2, Asset-Backed
Certificates, Series 2005-2

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200500997

Property County:
VICTORIA

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

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

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

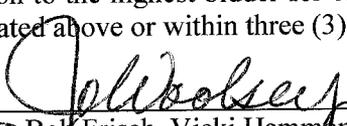
Date of Sale: 10/2/2018

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.

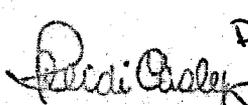
Notice Pursuant to Tex. Prop. Code § 51.002(i):
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed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


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

sender of this notice immediately.

FILED

2010 AUG 23 P 3:23


COUNTY CLERK
VICTORIA COUNTY, TEXAS

MH File Number: TX-16-27756-FC
Loan Type: Conventional Residential

Exhibit A

TRACT I: BEING Lot Number Thirty-Two (32), in Block Number One (1), of TANGERINE UNIT I, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 146, Map and Plat Records, Victoria County, Texas; reference to which is herenow made for all purposes.

TRACT II: BEING a yard and outdoor use easement across a portion of Lot Number Thirty-One (31), in Block Number One (1), of TANGERINE UNIT I, an addition to the City of Victoria, Victoria County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

EXHIBIT "A"

**YARD USE EASEMENT
Out of Lot 31, Block 1
Tangerine Unit I Subdivision**

THE STATE OF TEXAS §

COUNTY OF VICTORIA §

BEGINNING at the most Easterly corner of Lot 31, Block 1, Tangerine Unit I Subdivision, as recorded December 11, 1981, in Volume 6, Page 146, Plat Records of Victoria County, Texas;

THENCE South 44° 47' 05" West a distance of 51.1 feet to a point for a corner;

THENCE North 45° 51' 15" West a distance of 11.5 feet to a point for a corner;

THENCE North 44° 57' 05" East with the Southeasterly wall of the garage and residence a distance of 29.1 feet to a point for a corner;

THENCE with the front of the garage North 45° 51' 15" West a distance of 1.4 feet to a point for a corner;

THENCE North 44° 47' 05" East a distance of 22.0 feet to a point for a corner;

THENCE with the Southwesterly boundary line of Rattan Drive South 45° 51' 15" East a distance of 12.9 feet to the **PLACE OF BEGINNING**.

2106 E WALNUT AVE.
VICTORIA, TX 77901

FILE No. 9504
County Clerk, Victoria County, Texas

00000006864011

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: October 02, 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.

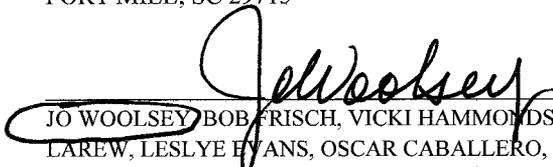
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 27, 2014 and recorded in Document CLERK'S FILE NO. 201407338 real property records of VICTORIA County, Texas, with LARRY J. DARBONNE AND SARAH R. DARBONNE, grantor(s) and MORTGAGE ELECTRONIC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

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

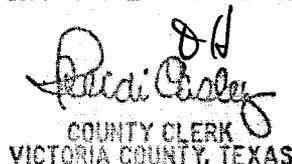
Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2018 AUG 27 P 12: 21



COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000006864011

EXHIBIT "A"

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



NOS0000006864011

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/02/2004
Grantor(s): DAVID DYE AND MARSHA DYE, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$124,053.00
Recording Information: Instrument 200404715
Property County: Victoria
Property: BEING LOT NUMBER FIVE (5) AND LOT NUMBER SIX (6), IN BLOCK NUMBER ONE (1), OF ENCINO HILLS, AN ADDITION TO VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 100 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 118 JOHN WAYNE TRAIL, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, 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 2nd day of October, 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, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, 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, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

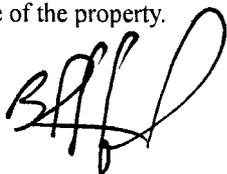
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

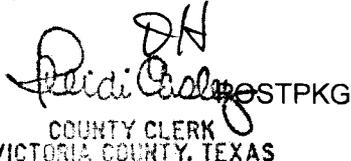
Very truly yours,

Bonial & Associates, P.C.



FILED

2018 SEP -6 P 12:12


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE 2018 SEP -6 P 12:16

DEED OF TRUST INFORMATION:

Date: 06/25/1999
Grantor(s): CONNETTE J MCKAY AND HUSBAND, DONALD R MCKAY
Original Mortgagee: MILDOR CORP. DBA COMMUNITY FIRST MORTGAGE
Original Principal: \$57,470.00
Recording Information: Instrument 199908442
Property County: Victoria
Property:

Paola Bailey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEING 0.92 OF AN ACRE SITUATED IN AND A PART OF THE JOHN D. WRIGHT LEAGUE, ABSTRACT NO. 125, VICTORIA COUNTY, TEXAS. SAID 0.92 OF AN ACRE IS THE SAME AS THAT CERTAIN 0.92 ACRE TRACT RECORDED IN VOLUME 1482, PAGE 749 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.92 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF THIS 0.92 OF AN ACRE, ALSO BEING THE SOUTH CORNER OF A 0.92 ACRE TRACT OWNED BY JACK LEITA RECORDED IN VOLUME 99, PAGE 422 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS;

THENCE, N 45 DEGREES 00' 06" E (DEED CALL = N 45 DEGREES 00' 00" E) WITH THE COMMON LINE OF THIS TRACT AND SAID LEITA TRACT A DISTANCE OF 336.01 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 0.92 OF AN ACRE;

THENCE, S 55 DEGREES 11' 00" E WITH THE COMMON LINE OF THIS TRACT AND A 1.16 ACRE TRACT RECORDED IN VOLUME 1082, PAGE 592 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 121.48 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF THIS 0.92 OF AN ACRE;

THENCE, S 45 DEGREES 00' 00" W WITH THE COMMON LINE OF THIS TRACT AND A 0.92 ACRE TRACT RECORDED IN VOLUME 1190, PAGE 549 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 336.30 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS 0.92 OF AN ACRE;
THENCE, N 55 DEGREES 03' 00" W (BEARING REFERENCE LINE) WITH THE NORTHEAST LINE OF FARM TO MARKET ROAD NO. 236 (UPPER MISSION VALLEY ROAD) A DISTANCE OF 121.44 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.92 OF AN ACRE.

Reported Address: 2417 FM 236, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of October, 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, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, 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, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

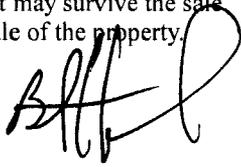
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,

Bonial & Associates, P.C.



1415 E Stayton Ave, Victoria, TX 77901

17-019584

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: 11/06/2018

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Victoria County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/03/2010 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number, 201001967 with MARGARET L. BARRETT (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARGARET L. BARRETT, securing the payment of the indebtedness in the original amount of \$99,444.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBER ONE (1), IN BLOCK NUMBER FOUR (4), OF BROWNSON ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 11, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

FILED

2018 SEP -6 P 1:24

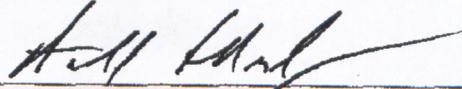
DG
Pecdi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



4668953

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services
1600 South Douglass Road
Suite 200-A
Anaheim, CA 92806



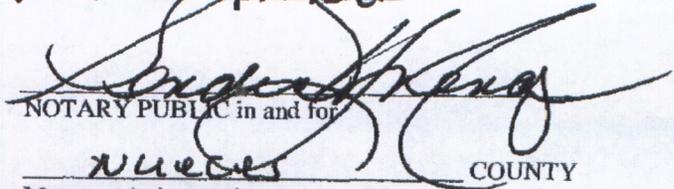
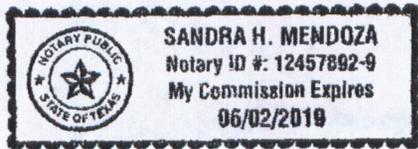
SUBSTITUTE TRUSTEE

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR ~~Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders,~~ whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Arnold Mendoza, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of September, 2018.


NOTARY PUBLIC in and for
NUECES COUNTY

My commission expires: _____
Print Name of Notary:
Sandra H. Mendoza

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Victoria County Clerk and caused to be posted at the Victoria County courthouse this notice of sale.

Declarants Name: _____
Date: _____

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 17, 2011, executed by **ANASTACIO C. GARZA AND JACQUELYNN H. GARZA, A MARRIED COUPLE** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 201108745, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen or Jamie Steen, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, October 2, 2018**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2011 CMH Manufactured Housing Unit, Serial No. CLW031665TX.

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

EXECUTED this 5th day of September, 2018.

FILED

2018 SEP -6 P 12:44

Jo Woolsey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

K Littlefield

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5th day of September, 2018, to certify which witness my hand and official seal.

Norma Jean Hesseltine

NOTARY PUBLIC, STATE OF TEXAS

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

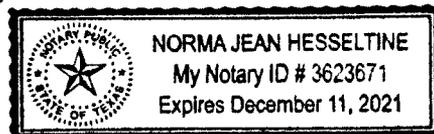


EXHIBIT "A"

Lot Twenty (20), Block Six (6), HIGH SCHOOL TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established plat of said addition of record in Volume 1, Page 72, of the Plat Records of Victoria County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF VICTORIA §

WHEREAS, on February 24, 2016, **Bobby Cavazos** ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of all indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 201602347, in the Official Public Records of Real Property of Victoria County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen, any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and

FILED
AS
2018 SEP 10 P 3: 22

Patricia Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, October 2, 2018**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

BEING Lot Numbers One (1), and Three (3), in Block Number Four (4), of STUBBLEFIELD ADDITION, Resubdivision No. 1, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 9, Page 88D of the Plat Records of Victoria County, Texas, more commonly known as 1101 E. North Street and 606 1/2 N. Troy Street, Victoria TX 77901.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen
c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC
Attention: **L. David Smith**
4646 Wild Indigo, Suite 110
Houston, Texas 77027
LDS Telephone: (713) 800-8604
Facsimile: (713) 622-1026
LDS Email: smith@csrslaw.com

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.

Dated this 5th day of September, 2018.

L. David Smith Subst. Trustee

L. David Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 622-1026
Email: smith@csrslaw.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF VICTORIA §

WHEREAS, on August 7, 2015, **Bobby Cavazos and Mary Cavazos**, ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of all indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 201508718, in the Official Public Records of Real Property of Victoria County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen, any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and

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David Ashley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, October 2, 2018**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

BEING Lot Number Twenty-Six (26), in Block Number Fifteen (15), of a Resubdivision of the North Part of the Hillcrest 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 10 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes, more commonly known as 408 Lariat Lane, Victoria, TX 77901-3273.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen

c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC

Attention: **L. David Smith**

4646 Wild Indigo, Suite 110

Houston, Texas 77027

LDS Telephone: (713) 800-8604

Facsimile: (713) 622-1026

LDS Email: smith@csrslaw.com

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.

Dated this 5th day of September, 2018.



L. David Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 622-1026
Email: smith@csrslaw.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF VICTORIA §

WHEREAS, on March 10, 2015, **Bobby Cavazos and Mary M. Cavazos**, ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of all indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 201502674, in the Official Public Records of Real Property of Victoria County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen**, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and

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Dicki Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, October 2, 2018**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

BEING a tract or parcel of land containing 0.2924 acres, more or less, situated in and part of Farm No. One (1), in Block No. Two (2), Range Five (5) East Above Town in the Original Four League Grant to the town of Victoria, and being more fully described by metes and bounds on **Exhibit "A"** attached hereto and made a part hereof for all and all purposes SAVE AND EXCEPT a tract or parcel of land containing 0.0076 acres, more or less, situated in and a part of Farm No. One (1), in Block No. Two (2), Range Five (5) East Above Town in the Original Four League Grant to the town of Victoria, and being more fully described by metes and bounds on **Exhibit "B"** attached hereto and made a part hereof for any and all purposes; more commonly known as 2412 Lone Tree Road, Victoria, TX 77901.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen

c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC

Attention: **L. David Smith**

4646 Wild Indigo, Suite 110

Houston, Texas 77027

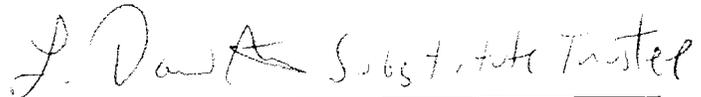
LDS Telephone: (713) 800-8604

Facsimile: (713) 622-1026

LDS Email: smith@csrslaw.com

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.

Dated this 5th day of September, 2018.

 Substitude Trustee

L. David Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 622-1026
Email: smith@csrslaw.com

EXHIBIT A

All that certain tract or parcel of land lying and being situated in Victoria County, Texas, and being a part of a five acre tract of land out of Farm Lot One, Block Two, Range Five, East Above Town in the Four League Grant to the Corporation of Victoria, said five acres being the same land conveyed to Henry Saassan by instrument dated April 29, 1935, and recorded in Vol. 147, Page 213 of the Deed Records of Victoria County, Texas. The land herein conveyed is more fully described as follows:

~~BEGINNING~~ BEGINNING at the southwestern corner of that five acre tract of land heretofore conveyed by ~~Will A. Bahler, et al. to W. R. McCright~~ ~~and~~ ~~southwestern corner~~ ~~of~~ ~~the~~ ~~same~~ ~~land~~ ~~conveyed~~ ~~to~~ ~~W. R. McCright~~ ~~by~~ ~~his~~ ~~deed~~ ~~in~~ ~~a~~ ~~westerly~~ ~~direction~~ ~~from~~ ~~the~~ ~~southeastern~~ ~~corner~~ ~~of~~ ~~said~~ ~~Lot~~ ~~1,~~ ~~Block~~ ~~2,~~ ~~Range~~ ~~5,~~ ~~along~~ ~~the~~ ~~public~~ ~~highway~~ ~~on~~ ~~the~~ ~~southern~~ ~~boundary~~ ~~line~~ ~~of~~ ~~said~~ ~~Lot~~ ~~1,~~ ~~Block~~ ~~2,~~ ~~Range~~ ~~5;~~

THENCE in a westerly direction along said highway on the southern boundary line of said Lot 1, Block 2, Range 5, for a distance of 80 feet to a point for corner;

THENCE in a northerly direction on a line parallel with the eastern boundary line of said Lot 1, Block 2, Range 5 for a distance of 154 feet to point for corner;

THENCE in a westerly direction on a line parallel with the aforementioned highway on the southern boundary line of said Lot 1, Block 2, Range 5, for a distance of 70 feet to a point for corner;

THENCE in a northerly direction on a line parallel with the eastern boundary line of said Lot 1, Block 2, Range 5, for a distance of 92.2 feet to point for corner;

THENCE in a easterly direction on a line parallel with the aforementioned highway on the southern boundary line of said Lot 1, Block 2, Range 5, for a distance of 70 feet to a point for corner;

THENCE in a northerly direction on a line parallel with the eastern boundary line of said Lot 1, Block 2, Range 5, for a distance of 13.8 feet to a point for corner;

THENCE in a easterly direction on a line parallel with the aforementioned highway on the southern boundary line of said Lot 1, Block 2, Range 5 for a distance of 80 feet to a point for corner in the western line of the above mentioned 5 acre tract of land conveyed to W. R. McCright;

THENCE in a southerly direction on a line parallel to the eastern boundary line of said Lot 1, Block 2, Range 5, and along the western line of said 5 acre tract of land conveyed to W. R. McCright, for a distance of 270 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT 14,473 sq. ft. conveyed to T. M. Parkinson and wife, Della M. Parkinson by Cecil Crew and wife, Bernice L. Crew by deed dated May 21, 1973, and recorded in Volume 822, Page 268 of the Deed Records of Victoria County, Texas.

EXHIBIT B

STATE OF TEXAS)

COUNTY OF VICTORIA)

~~SHORTRUN DESCRIPTION~~ FOR A 0.0076-acre tract of land out-of-and-a-part of a 0.301-acre tract located in Farm Lot 1, Block 2, Range 5, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, said 0.301-acre tract being the same land conveyed to James C. Rather, recorded in Volume 4, Page 106 of the Official Records of Victoria County, Texas, said 0.0076-acre tract being more fully described by metes and bounds as follows:

BEGINNING at a 5/8" steel rebar set with 3/4" yellow and black polypropylene bertrandite flag attached for the northwest corner of this 0.0076-acre tract; said corner being on the southwestern boundary line of the said Rather 0.301-acre tract and the northeastern boundary line of the Phillip M. Parkinson, et ux, 0.352-acre tract (Volume 137, Page 338 Official Records);

THENCE, N85°05'26"E, along the northwest line of this 0.0076-acre tract, a distance of 79.42 feet to a 5/8" steel rebar set with 3/4" yellow and black polypropylene bertrandite flag attached for the northeast corner of this 0.0076-acre tract, said corner being on the northeast boundary line of the said Rather 0.301-acre tract and the southwest boundary line of the M. Chris Thibodeau, et ux 0.215-acre tract (Volume 1328, Page 570 Deed Records);

THENCE, S3°59'11"E, along the northeast line of this 0.0076-acre tract and the said northeastern boundary line of the Rather 0.301-acre tract and the said southwest boundary line of the said Thibodeau 0.215-acre tract, a distance of 4.33 feet to a 3/8" steel rebar set with 3/4" yellow and black polypropylene bertrandite flag attached for the southeast corner of the said Rather 0.301-acre tract and the southwest corner of this 0.0076-acre tract and the southwest corner of the said Thibodeau 0.215-acre tract, said corner being in the northwest right-of-way line of Lone Tree Road;

THENCE, S85°15'43"W, along the southeast line of this 0.0076-acre tract and the southwest boundary line of the said Rather 0.301-acre tract and the said northwest right-of-way line of Lone Tree Road, a distance of 79.42 feet to a 5/8" steel rebar found for the southwest corner of the said Rather 0.301-acre tract and the southwest corner of this 0.0076-acre tract and the southeast corner of the said Parkinson 0.352-acre tract;

THENCE, N8°56'29"W along the southwest line of this 0.0076-acre tract and the southwest boundary line of the said Rather 0.301-acre tract and the northeast boundary line of the said Parkinson 0.352-acre tract, a distance of 4.03 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 0.0076 acres (339 square feet) of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF VICTORIA §

WHEREAS, on October 1, 2015, **Bobby Cavazos and Mary Cavazos**, ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of all indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 201510900, in the Official Public Records of Real Property of Victoria County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen, any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and

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2018 SEP 10 P 3:25

David Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, October 2, 2018**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

BEING Lot Number Sixteen (16), in Block Number Six (6), of BLUE RIDGE ADDITION, an Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 327, at Page 298 of the Deed Records of Victoria County, Texas, to which reference is heremade for descriptive purposes, more commonly known as 1110 E. Polk Avenue, Victoria, TX 77901-2408.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen

c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC

Attention: **L. David Smith**

4646 Wild Indigo, Suite 110

Houston, Texas 77027

LDS Telephone: (713) 800-8604

Facsimile: (713) 622-1026

LDS Email: smith@csrslaw.com

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Dated this 5th day of September, 2018.



L. David Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 622-1026
Email: smith@csrslaw.com

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

2018 SEP 10 P 3: 26

Ally
Ally Bailey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Victoria County

Deed of Trust Dated: 09/21/2012

Grantor(s): Mr. Steven Lawrence

Original Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee: TEXAS DOW EMPLOYEES CREDIT UNION

Mortgagee Address: 213 Madera Dr. Victoria, Texas 77905

Recording Information: Document No. 201210727

Legal Description: Being Tract Number Thirty-Three (33), of Coletto Bend West, an addition in Victoria County, Texas, according to the Established map and plat of said addition of record in Volume 4, Page 50 of the Plat Records of Victoria County, Texas, to which reference

Date of Sale: October 2, 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 are designated by the Victoria County Commisioners 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 Commisioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

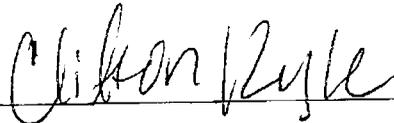
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind

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 50 1 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 AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Clifton Kyle,
Of Counsel: William Greer
Attorneys at Law
KYLE LAW GROUP, P.C.
1716A Washington Avenue
Houston, Texas 77007



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF VICTORIA §

WHEREAS, on February 19, 2014, **Bobby Cavazos and Mary M. Cavazos**, ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of all indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 201401872, in the Official Public Records of Real Property of Victoria County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen**, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and

FILED
aw
2018 SEP 10 P 3: 21
Patti Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, October 2, 2018**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

BEING Lot Number Thirty-One (31), in Block Number One (1), of HIGHLAND ESTATES, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 54 of the Plat Records of Victoria County, Texas, more commonly known as 704 Dundee, Victoria, TX 77904.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen

c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC

Attention: **L. David Smith**

4646 Wild Indigo, Suite 110

Houston, Texas 77027

LDS Telephone: (713) 800-8604

Facsimile: (713) 622-1026

LDS Email: smith@csrslaw.com

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.

Dated this 5th day of September, 2018.



L. David Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 622-1026
Email: smith@csrslaw.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF VICTORIA §

WHEREAS, on December 1, 2015, **Bobby Cavazos**, ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of all indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 201513238, in the Official Public Records of Real Property of Victoria County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen, any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and

FILED

2018 SEP 10 P 3:20

David Bailey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, October 2, 2018**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

BEING Lot Number Six (6), in Block Number Three (3), of STUBBLEFIELD-PORT ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 56 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes, more commonly known as 107 Charles, Victoria, TX 77901.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen

c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC

Attention: **L. David Smith**

4646 Wild Indigo, Suite 110

Houston, Texas 77027

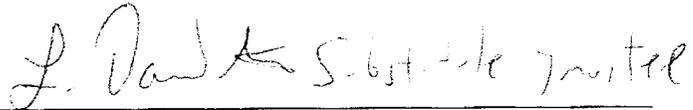
LDS Telephone: (713) 800-8604

Facsimile: (713) 622-1026

LDS Email: smith@csrslaw.com

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Dated this 5th day of September, 2018.



L. David Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 622-1026
Email: smith@csrslaw.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Mark Lee Geffert and Terresa C. Geffert, of Victoria County, Texas, dated July 1, 2012 and duly recorded at #201211287, of the Official Records Instrument of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, OCTOBER 2, 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:

Lots 6, 7, and 8 Block 9, of SHADY OAKS SUBDIVISION, SECTION III, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 7TH day of September 2018.

FILED

2018 SEP 11 A 10:59

DG
Dicki Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupel
Charlie Faupel
Trustee

Notice of Trustee's Sale

FILED

Date: September 7, 2018

2018 SEP 11 P 2:00

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Dicki Craley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 8/15/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 8/15/2012, executed by Lisa Broll to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201209506 of the Official Public Records of Victoria County, Texas

Property: (Tract 15) 5.015 Acres out of the Indianola Railroad Co., Survey #9, A-190, Victoria County, Texas

Date of Sale (first Tuesday of month): October 2, 2018

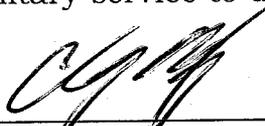
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

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

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



Clay E. Morgan

Notice of Trustee's Sale

FILED

Date: September 7, 2018

2018 SEP 11 P 2:01

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

DG
Diana Crosby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 1/26/2018, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/26/2018, executed by Chastity Quada and Sherri Tims to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201801099 of the Official Public Records of Victoria County, Texas

Property: Tract 69, 5.069 acre tract of land in the A. E. Noble Survey A-380, Day Land and Cattle Company Survey, A-477 and Indianola Railroad Company Survey No. 5, A-189, in Victoria County, Texas

Date of Sale (first Tuesday of month): October 2, 2018

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

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

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

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

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



Clay E. Morgan

Notice of Trustee's Sale

Date: September 7, 2018

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 3/28/2018, in the original principal amount of \$83,421.94, executed by Borrower and made payable to the order of Lender.

FILED

2018 SEP 11 P 2:01

DG

David Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust: Deed of Trust dated 3/28/2018, executed by William Wayne Freeman and Tammy Lynn Gonzales to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201803715 of the Official Public Records of Victoria County, Texas

Property: Tract 85, 10.062 acre tract of land in the A. E. Noble Survey, A-380 in Victoria County, Texas

Date of Sale (first Tuesday of month): October 2, 2018

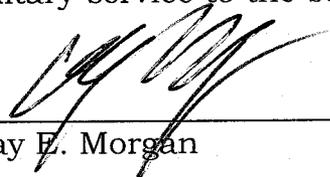
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

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

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



Clay E. Morgan

EXHIBIT 'A'

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 pint of said Addition of record in Volume 1, Page 29, of the Map and flat 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 mme 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 fret to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tact 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