

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2017 FEB 13 P 1:24

*Deirdre Cooley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Matter No.: 052168-TX

Date: February 9, 2017

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: JASON P TIJERINA, AN UNMARRIED MAN

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

CURRENT MORTGAGEE: PHH Mortgage Corporation

MORTGAGE SERVICER: PHH Mortgage Corporation

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

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER THREE (3), IN BLOCK NUMBER THIRTEEN (13), OF GREENBRIAR PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/2/2017**, the foreclosure sale will be conducted in **Victoria** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

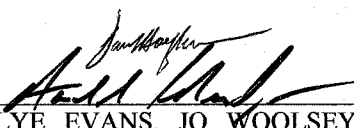
PHH Mortgage Corporation  
One Mortgage Way  
Mt Laurel NJ 08054

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



Matter No.: 052168-TX

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

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

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 06/19/2006  
**Grantor(s):** RUBY L DEDEAR AND MELTON C DEDEAR, WIFE AND HUSBAND  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$183,300.00  
**Recording Information:** Instrument 200608518  
**Property County:** Victoria  
**Property:** ALL OF LOT NO. TWENTY-NINE (29), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID ADDITION, DULY RECORDED IN VOLUME 476, AT PAGE 554 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.  
**Reported Address:** 607 DUNDEE STREET, 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, 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 May, 2017  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

**Substitute Trustee(s):** Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

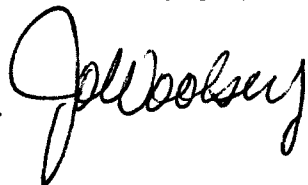
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,  
Buckley Madole, P.C.



**FILED**

2017 FEB 27 P 1:36

DG  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

CAUSE NUMBER 1-17216

ESTATE OF § IN THE COUNTY COURT AT LAW  
MELTON C. DEDEAR, §  
DECEASED § NUMBER (1) OF  
§ VICTORIA COUNTY, TEXAS  
§

**ORDER APPROVING FORECLOSURE OF PREFERRED LIEN  
PURSUANT TO SECTION 355.155 OF THE TEXAS ESTATES CODE**

On the 5<sup>th</sup> day of January, 2017, the Court heard and considered the Application for Foreclosure of Preferred Lien of Wells Fargo Bank, N.A. ("Applicant") pursuant to Section 355.155 of the Texas Estates Code and finds the following:

1. That citation has been issued and served as required by law;
2. Applicant presented its Claim to the Administrator of the above referenced Estate, which was ALLOWED by Administrator as a preferred debt and lien. This Court approved the Claim as a preferred debt and lien to be paid according to the contract terms and the property has not been sold or distributed;
3. The Personal Representative has not been able to pay the maturities which have accrued on the debt according to the terms of the Note and Deed of Trust; that said loan account is due for the July 2, 2014, payment and all subsequent monthly payments; therefore, there exists a default in payment under the contract that secures payment of the Claim;
4. There are no other debts of the Estate that have a preference over the Note and Deed of Trust of Applicant; citation has been served, and notice has been given to all interested parties pursuant to §355.155 of the Texas Estates Code.
5. The Property, which is the subject of Applicant's Note and Deed of Trust, is described as follows:

ALL OF LOT NO. TWENTY-NINE (29), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID ADDITION, DULY RECORDED IN VOLUME 476, AT PAGE 554 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court that Applicant is hereby authorized to foreclose the Applicant's Deed of Trust lien in accordance with the provisions of its Note

and Deed of Trust and Section 51.002 of the Texas Property Code.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Applicant is not required to demand or give notice of intent to accelerate or notice of acceleration of the indebtedness to the Personal Representative of the Estate. However, the Trustee or Substitute Trustee appointed under the Deed of Trust shall provide the Personal Representative with a copy of the Notice of Trustee's Sale, which includes the date, time, and place of the sale.

SIGNED AND ORDERED ENTERED this 5 day of January, 2017.

  
\_\_\_\_\_  
JUDGE PRESIDING

9:30 FILED am  
O'CLOCK

JAN 05 2017

Heidi Easley  
Clerk County Court, Victoria County, Texas  
By  Deputy

CAUSE NUMBER 1-17375

ESTATE OF § IN THE COUNTY COURT AT LAW  
RUBY DEDEAR, §  
DECEASED § NUMBER ( 1 ) OF  
§ VICTORIA COUNTY, TEXAS  
§

**ORDER APPROVING FORECLOSURE OF PREFERRED LIEN  
PURSUANT TO SECTION 355.155 OF THE TEXAS ESTATES CODE**

On the 5<sup>th</sup> day of January, 2017, the Court heard and considered the Application for Foreclosure of Preferred Lien of Wells Fargo Bank, N.A. ("Applicant") pursuant to Section 355.155 of the Texas Estates Code and finds the following:

1. That citation has been issued and served as required by law;
2. Applicant presented its Claim to the Administrator of the above referenced Estate, which was ALLOWED by Administrator as a preferred debt and lien. This Court approved the Claim as a preferred debt and lien to be paid according to the contract terms and the property has not been sold or distributed;
3. The Personal Representative has not been able to pay the maturities which have accrued on the debt according to the terms of the Note and Deed of Trust; that said loan account is due for the July 2, 2014, payment and all subsequent monthly payments; therefore, there exists a default in payment under the contract that secures payment of the Claim;
4. There are no other debts of the Estate that have a preference over the Note and Deed of Trust of Applicant; citation has been served, and notice has been given to all interested parties pursuant to §355.155 of the Texas Estates Code.
5. The Property, which is the subject of Applicant's Note and Deed of Trust, is described as follows:

ALL OF LOT NO. TWENTY-NINE (29), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID ADDITION, DULY RECORDED IN VOLUME 476, AT PAGE 554 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court that Applicant is hereby authorized to foreclose the Applicant's Deed of Trust lien in accordance with the provisions of its Note

and Deed of Trust and Section 51.002 of the Texas Property Code.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Applicant is not required to demand or give notice of intent to accelerate or notice of acceleration of the indebtedness to the Personal Representative of the Estate. However, the Trustee or Substitute Trustee appointed under the Deed of Trust shall provide the Personal Representative with a copy of the Notice of Trustee's Sale, which includes the date, time, and place of the sale.

SIGNED AND ORDERED ENTERED this 5 day of January, 2017.

  
\_\_\_\_\_  
JUDGE PRESIDING

9:30 FILED am  
O'CLOCK

JAN 05 2017

By  Heidi Easley  
Clerk County Court, Victoria County, Texas  
Deputy

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING LOT NUMBER TWO (2), IN BLOCK NUMBER SEVEN (7), OF MEADOWBROOK SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 322, PAGE 23 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/15/2008 and recorded in Document 200814292 real property records of Victoria County, Texas.

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

Date: 05/02/2017

Time: 11:00 AM

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

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

**5. Obligations Secured.** The Deed of Trust executed by JACQUELINE WILLIAMS AND BRENT WILLIAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$116,255.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking & Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking & Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI  
HAMMONDS, BOB FRISCH, JAMIE STEEN OR  
ARNOLD MENDOZA  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Jamie Steen Certificate of Posting  
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under  
penalty of perjury that on 3/13/17 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.

FILED

2017 MAR 13 P 2:53

COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NATIONSTAR MORTGAGE LLC (CXE)  
LONG, ESTATE OF DANNY  
1108 LAWDALE AVENUE, VICTORIA, TX 77901

FHA 495-8485021-703  
Firm File Number: 15-020377

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 30, 2009, DANNY R. LONG, A MARRIED MAN (MELISSA K. DUGAR SIGNED THE DOT), as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, TRUSTEE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PHH MORTGAGE CORPORATION 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 200910849, 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

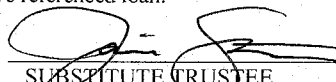
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **May 2, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Victoria** county, 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 FOUR (4), IN BLOCK NUMBER SIX (6), OF CRESTWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 21 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Property Address: 1108 LAWDALE AVENUE  
VICTORIA, TX 77901  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

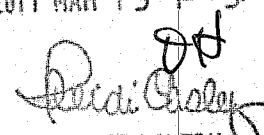
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

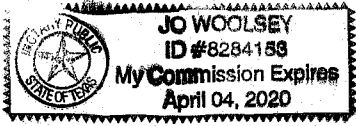
  
SUBSTITUTE TRUSTEE  
~~Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Bob Frisch, Sandra Mendoza, Vicki Hammonds, Barbara Sandoval or 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 Jamie Streen, 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.

20 17 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13<sup>th</sup> day of March.

**FILED**  
2017 MAR 13 P 3:13  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



*Jo Woolsey*  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,  
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.**

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

**DEED OF TRUST INFORMATION:**

**Date:** 01/06/1999  
**Grantor(s):** JOSEPH F. KALMUS, JR. AND AMY L. KALMUS, HUSBAND AND WIFE  
**Original Mortgagee:** NORWEST MORTGAGE, INC.  
**Original Principal:** \$110,250.00  
**Recording Information:** Instrument 199900371  
**Property County:** Victoria  
**Property:** SURFACE ONLY IN AND TO LOT SIXTEEN (16), BLOCK ONE (1), IN NORTH PARK ESTATES NO. 1, AN ADDITION TO THE COUNTY OF VICTORIA, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 346, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.  
**Reported Address:** 390 PARK AVENUE, 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, 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 May, 2017  
**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, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

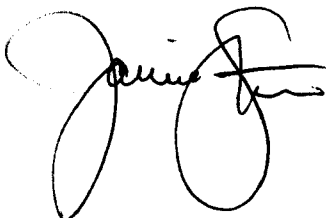
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Barbara Sandoval, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.



**FILED**

2017 MAR 27 P 12:12

*J. Buckley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

FILED

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

2017 MAR 27 P 12: 16

THE STATE OF TEXAS  
COUNTY OF VICTORIA

*Patricia Cooley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Deed of Trust Date:**  
JULY 25, 2007

**Property address:**  
3009 GAYLE ST  
VICTORIA, TX 77901

**Grantor(s)/Mortgagor(s):**  
JANIE RICO, A SINGLE WOMAN

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

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION

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

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** 05/02/2017

**Recorded on:** JULY 26, 2007

**Original Trustee:** DAVID W. MANN

**Property County:** VICTORIA  
**As Clerk's File No.:** 200709690

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB FRISCH, JAMIE STEEN, JODI STEEN, W. D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, PAMELA THOMAS, BARBARA SANDOVAL

**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., JO WOOLSEY, BOB FRISCH, JAMIE STEEN, JODI STEEN, W. D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK BRITTON, PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, PAMELA THOMAS, BARBARA SANDOVAL, 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 MAY 2, 2017 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, March 20, 2017

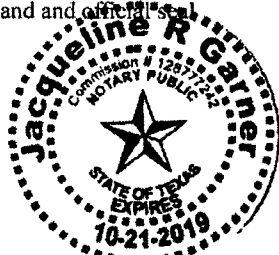
MARINOSCI LAW GROUP, PC

By: [Signature]  
KYLE HAUSMANN  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF Dallas

Before me, Jacqueline R. Garner, the undersigned officer, on this, the 20th day of March, 2017, personally appeared KYLE HAUSMANN,  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)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 10.21.2019  
Jacqueline R. Garner  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 15-15732

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: May 02, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 28, 2007 and recorded in Document CLERK'S FILE NO. 200713383; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 200804580 real property records of VICTORIA County, Texas, with JUAN A. MARTINEZ AND FRANKIE WILLIAMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN A. MARTINEZ AND FRANKIE WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$95,305.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

*Jo Woolsey*

JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS OR BARBARA SANDOVAL  
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 Jamie Steen, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3/30/17 I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

*Jamie Steen*  
Declarant's Name: Jamie Steen  
Date: 3/30/17

FILED

2017 MAR 30 P 1:07

*Deidi Casley*  
OH  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**

BEING A 0.13 ACRE (5,780 SQUARE FOOT) TRACT OF LAND OUT OF LOT THREE (3), BLOCK TWO HUNDRED TWENTY-SIX (226) OF THE ORIGINAL TOWNSITE OF VICTORIA AS RECORDED IN VOLUME 3, PAGE 67 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS, AND BEING ALL OF THAT TRACT CONVEYED FROM CHARLIE R. CALLIS, JR. TO FRANKIE WILLIAMS BY DEED DATED FEBRUARY 28, 2007 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #200702922 OF VICTORIA COUNTY, TEXAS, SAID 0,13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE EAST RIGHT-OF-WAY LINE OF S. CAMERON STREET (55.6' R.O.W.), IN THE WEST LINE OF LOT 3, AND THE NORTHWEST CORNER OF A 0.1487 ACRE TRACT CONVEYED FROM C. R. CALLIS TO L. D. FRANKLIN AND LILLIAN FRANKLIN AS RECORDED IN VOLUME 310, PAGE 839 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID IRON ROD ALSO BEING NORTH 20°06'00" EAST (BASIS OF BEARING), A DISTANCE OF 41.46 FEET FROM A 5/8 INCH DIAMETER IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF S. CAMERON STREET;

THENCE, NORTH 20°06'00" EAST, WITH THE WEST LINE OF LOT 3 AND THE EAST RIGHT-OF-WAY LINE OF S. CAMERON STREET, A DISTANCE OF 41.46 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LANDTECH CONSULTANTS" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 3 AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THIRD STREET (55.6' R.O.W.)(UNIMPROVED) AND THE EAST RIGHT-OF-WAY LINE OF S. CAMERON STREET (55.6' R.O.W.);

THENCE, SOUTH 70°00' 00" EAST, WITH THE NORTH LINE OF LOT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF THIRD STREET, A DISTANCE OF 139.40 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LANDTECH CONSULTANTS" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF LOT 4;

THENCE, SOUTH 20 DEG 06'00" WEST, WITH THE EAST LINE OF LOT 3 AND THE WEST LINE OF LOT 4, A DISTANCE OF 41.46 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LANDTECH CONSULTANTS" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE 0.1487 ACRE FRANKLIN TRACT;

THENCE, NORTH 70°00'00" WEST, CROSSING SAID LOT 3 AND WITH THE NORTH LINE OF THE 0.1487 ACRE FRANKLIN TRACT, A DISTANCE OF 139.40 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.13 ACRES (5,780 SQUARE FEET) OF LAND MORE OR LESS.



NOS0000006419097

FILE No. 9187  
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:** 05/02/2017

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

**Place:** The area in front of the East door of the Courthouse Building, located at 115 North Bridge Street or any other area designated by the County Commissioners Court 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:** 217 Ridge View, Victoria, TX 77904

- 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 10/25/2005 and recorded 10/27/2005 in Document 200514761, Book xxx Page xxx, real property records of Victoria County, Texas, with **Jeff Vedrenne, a married man joined herein by Caria S. Vedrenne** grantor(s) and Fremont Investment & Loan., as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.
- 4. Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.
- 5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Jeff Vedrenne, a married man joined herein by Caria S. Vedrenne** securing the payment of the indebtedness in the original principal amount of **\$64,700.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for GSRPM Mortgage Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1** is the current mortgagee of the note and the deed of trust or contract lien.
- 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 two (2), of the park at springwood, 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 24A & B of the plat records of Victoria county, Texas, to which reference is here made for Descriptive purpose.**



### Notice of [Substitute] Trustee Sale

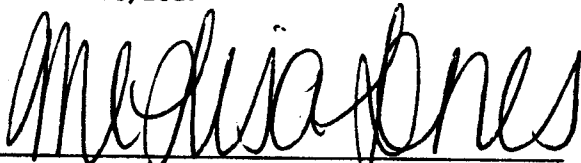
8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any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

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: March 28, 2017



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

Jo Woolsey, Bob Frisch, Jamie Steen, Jodi Steen, Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Oscar Caballero, Donna Caballero, Arnold Mendoza, Frederick Britton, Jack Burns II, Evan Press, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Mike Hanley, Isreal Curtis, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

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

**FILED**


2017 MAR 30 P 1:39

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**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.**

2017 APR -4 P 2:48

**NOTICE OF TRUSTEE'S SALE**

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:**

*BEING Lot Number Six (6), in Block Number Twelve (12), of MORNINGSIDE ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 3, at Page 32, of the Plat Records of Victoria County, Texas.*

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

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

**DATE:** May 2, 2017

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

**PLACE:** Victoria County Courthouse in Victoria, Texas, at the following location: 115 N. Bridge St., Victoria, Texas 77901 on the steps of the Courthouse.

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. **TERMS OF SALE:**

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

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

The sale will be made expressly subject to any title matters, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **TYPE OF SALE:**

The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated May 1, 2013, executed by **Eddie Soto and Monica Garcia** to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 201700103 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

**Date:** May 1, 2013

**Recording Information:** Instrument Number 201700103 of the Official Public Records of Victoria County, Texas.

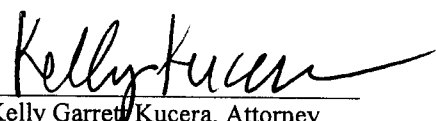
**Obligor/Current Owner of Record:** Eddie Soto and Monica Garcia

**Property Description:** *BEING Lot Number Six (6), in Block Number Twelve (12), of MORNINGSIDE ADDITION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 3, at Page 32, of the Plat Records of Victoria County, Texas.*

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

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

DATED April 4, 2017.

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



this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

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

WITNESS my hand this the 5 day of April, 2017.



Janis L. Scott

Substitute Trustee

101 W. Goodwin, Ste. 700, Victoria, TX 77901

EXHIBIT 'A'

THE STATE OF TEXAS}  
COUNTY OF VICTORIA}

Being a 3.70 acre tract of land situated in the Felix DeLeon League, Abstract No. 66, Victoria County, Texas, and being a portion of Lot Twelve (12), Lot Thirteen (13), and all of Lot Fourteen (14) of Forest Haven Subdivision, a subdivision in Victoria County, Texas according to the established map and plat of said subdivision recorded in Volume 4, Page 4 of the Plat Records of Victoria County, Texas, said 3.70 acres also being all of the remainder of that certain tract of land conveyed from Patrisha Krause Lucas to Lonnie Dewayne Lucas by deed dated June 23, 1997 as recorded in Volume 279, Page 821 of the Official Records of Victoria County, Texas, said 3.70 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the southwest corner of the herein described tract, said iron rod being the southwest corner of the residual Lucas tract, the southeast corner of a 2.27 acre tract of land conveyed from Lonnie Dewayne Lucas and Hilary Lucas to Billy W. Hill and Jennifer M. Hill as recorded in Official Records Instrument No. 201008207 of said County, in the South line of Lot 13 and in the North right-of-way line of Edgewood Drive (60' R.O.W.), said iron rod also being South 77°37'00" East, a distance of 101.36 feet from a 5/8 inch diameter iron rod found at the beginning of a curve in said right-of-way line;

**THENCE**, North 12°23'52" West (basis of bearing), with the common line of the residual Lucas tract and the 2.27 acre Hill tract, passing at an approximate distance of 312 feet the northwest line of Lot 13 and the southeast line of Lot 12, and continuing for an overall distance of 485.29 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the northwest corner of the herein described tract, said iron rod also being the northwest corner of the residual Lucas tract, the northeast corner of the 2.27 acre Hill tract and being in the southeast line of a 5.82 acre tract of land conveyed from Larry W. Kramer to Nathan Parker and Brenda Parker as recorded in Official Records Instrument No. 200313318 of said County;

**THENCE**, North 47°03'00" East, with the common line of the residual Lucas tract and the 5.82 acre Parker tract, a distance of 127.77 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the North corner of the herein described tract, said iron rod also being the common corner of Lots 12, 13 and 17;

**THENCE**, South 46°39'00" East, with the common line of Lot 17, passing at a distance of 234.83 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found marking the East corner of Lot 13 and the North corner of Lot 14, passing at an approximate distance of 300 feet the South corner of Lot 17 and the West corner of Lot 16, and continuing for an overall distance of 465.83 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the East corner of the herein described tract, same being the East corner of Lot 14 and the North corner of Lot 15, said iron rod also being in the southwest line of Lot 16;

**THENCE**, South 12°23'00" West, with the common line of Lot 14 and Lot 15, a distance of 311.96 feet to a 3/4 inch iron pipe found for the South corner of the herein described tract, said iron rod being the South corner of Lot 14 and the West corner of Lot 15, said iron pipe also being in the curving North right-of-way line of said Edgewood Drive (60' R.O.W.);

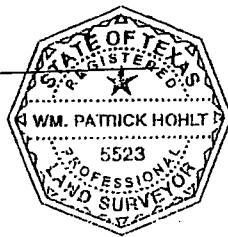
**THENCE**, with the North right-of-way line of Edgewood Drive, along said curve to the left with a radius of 230.00 feet, a central angle of 12°47'13", an arc length of 51.33 feet (plat call 51.80 feet), and a chord which bears North 70°56'11" West, a distance of 51.22 feet to a 3/4 inch diameter iron pipe found marking its point of tangency in the North right-of-way line of said Edgewood Drive;

THENCE, North 77°37'00" West, continuing with the North right-of-way line of Edgewood Drive, passing at a distance of 148.53 feet a 5/8 inch diameter iron rod found for the West corner of Lot 14 and the South corner of Lot 13, and continuing for an overall distance of 217.83 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 3.70 acre tract of land, more or less.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in December 2015 and is true and correct to the best of my knowledge and belief.

*Wm. Patrick Hohlt*  
Wm. Patrick Hohlt 12/3/15  
Registered Professional Land Surveyor  
Texas No. 5523



FILED

2017 APR -5 P 1:22

*Didi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

2017 APR -6 P 3:45

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

*DG*  
*Deidi O'Leary*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 11, 2016, Joe Sartuche and Virginia Sartuche conveyed to Kelly Garrett Kucera, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING a 3.70 acre tract of land situated in the Felix DeLeon League, Abstract No. 66, Victoria County, Texas, and being a portion of Lot Twelve (12), Lot Thirteen (13), and all of Lot Fourteen (14) of Forest Haven Subdivision, a subdivision in Victoria County, Texas according to the established map and plat of said subdivision recorded in Volume 4, Page 4 of the Plat Records of Victoria County, Texas, said 3.70 acres also being all of the remainder of that certain tract of land conveyed from Patrisha Krause Lucas to Lonnie Dewayne Lucas by deed dated June 23, 1997 as recorded in Volume 279, Page 821 of the Official Records of Victoria County, Texas, said 3.70 acre tract being more particularly described by metes and bounds in attached Exhibit "A"

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$65,000.00 executed by Joe Sartuche and Virginia Sartuche, and made payable to the order of Lonnie Dewayne Lucas and Hilary Lucas (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201603887 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Kelly Garrett Kucera, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 2, 2017 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, to the highest bidder. The time at which the sale will begin will be 11:00 a.m., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of

this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

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

WITNESS my hand this the 6 day of April, 2017.



Janis L. Scott

Substitute Trustee

101 W. Goodwin, Ste. 700, Victoria, TX 77901



EXHIBIT 'A'

THE STATE OF TEXAS)  
COUNTY OF VICTORIA)

Being a 3.70 acre tract of land situated in the Felix DeLeon League, Abstract No. 66, Victoria County, Texas, and being a portion of Lot Twelve (12), Lot Thirteen (13), and all of Lot Fourteen (14) of Forest Haven Subdivision, a subdivision in Victoria County, Texas according to the established map and plat of said subdivision recorded in Volume 4, Page 4 of the Plat Records of Victoria County, Texas, said 3.70 acres also being all of the remainder of that certain tract of land conveyed from Patrisha Krause Lucas to Lonnie Dewayne Lucas by deed dated June 23, 1997 as recorded in Volume 279, Page 821 of the Official Records of Victoria County, Texas, said 3.70 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the southwest corner of the herein described tract, said iron rod being the southwest corner of the residual Lucas tract, the southeast corner of a 2.27 acre tract of land conveyed from Lonnie Dewayne Lucas and Hilary Lucas to Billy W. Hill and Jennifer M. Hill as recorded in Official Records Instrument No. 201008207 of said County, in the South line of Lot 13 and in the North right-of-way line of Edgewood Drive (60' R.O.W.), said iron rod also being South 77°37'00" East, a distance of 101.36 feet from a 5/8 inch diameter iron rod found at the beginning of a curve in said right-of-way line;

**THENCE**, North 12°23'52" West (basis of bearing), with the common line of the residual Lucas tract and the 2.27 acre Hill tract, passing at an approximate distance of 312 feet the northwest line of Lot 13 and the southeast line of Lot 12, and continuing for an overall distance of 485.29 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the northwest corner of the herein described tract, said iron rod also being the northwest corner of the residual Lucas tract, the northeast corner of the 2.27 acre Hill tract and being in the southeast line of a 5.82 acre tract of land conveyed from Larry W. Kramer to Nathan Parker and Brenda Parker as recorded in Official Records Instrument No. 200313318 of said County;

**THENCE**, North 47°03'00" East, with the common line of the residual Lucas tract and the 5.82 acre Parker tract, a distance of 127.77 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the North corner of the herein described tract, said iron rod also being the common corner of Lots 12, 13 and 17;

**THENCE**, South 46°39'00" East, with the common line of Lot 17, passing at a distance of 234.83 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found marking the East corner of Lot 13 and the North corner of Lot 14, passing at an approximate distance of 300 feet the South corner of Lot 17 and the West corner of Lot 16, and continuing for an overall distance of 465.83 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the East corner of the herein described tract, same being the East corner of Lot 14 and the North corner of Lot 15, said iron rod also being in the southwest line of Lot 16;

**THENCE**, South 12°23'00" West, with the common line of Lot 14 and Lot 15, a distance of 311.96 feet to a 3/4 inch iron pipe found for the South corner of the herein described tract, said iron rod being the South corner of Lot 14 and the West corner of Lot 15, said iron pipe also being in the curving North right-of-way line of said Edgewood Drive (60' R.O.W.);

**THENCE**, with the North right-of-way line of Edgewood Drive, along said curve to the left with a radius of 230.00 feet, a central angle of 12°47'13", an arc length of 51.33 feet (plat call 51.80 feet), and a chord which bears North 70°56'11" West, a distance of 51.22 feet to a 3/4 inch diameter iron pipe found marking its point of tangency in the North right-of-way line of said Edgewood Drive;

THENCE, North 77°37'00" West, continuing with the North right-of-way line of Edgewood Drive, passing at a distance of 148.53 feet a 5/8 inch diameter iron rod found for the West corner of Lot 14 and the South corner of Lot 13, and continuing for an overall distance of 217.83 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 3.70 acre tract of land, more or less.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in December 2015 and is true and correct to the best of my knowledge and belief.

*Wm. Patrick Hohlt*  
Wm. Patrick Hohlt 12/31/15  
Registered Professional Land Surveyor  
Texas No. 5523



FILE No. 9191  
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

Date: April 7, 2017

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated July 16, 2007, from Maker, Mr. Albert Partida and Ms. Sanjuanita Partida, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$41,000.00

Deed of Trust

Date: July 16, 2007

Recording Information: Filed on July 17, 2007, and recorded under document number 200709224 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Albert Partida and Ms. Sanjuanita Partida, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Five (5), in Block Number One (1), of R. A. SUBDIVISION NO. 4, an addition the City of Victoria, Victoria County, Texas, according to the established map and plat of of said addition of record in Volume 7, Page 29C of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): May 2, 2017

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

**Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.**

FILED  
2017 APR -7 P 12:40

*Peddi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Terms of Sale.* The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

  
STEPHEN A. BEAL, TRUSTEE

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: May 02, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 07, 2005 and recorded in Document CLERK'S FILE NUMBER 200513995 real property records of VICTORIA County, Texas, with NELSON LEE JACKSON AND YVETTE DAVIS JACKSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NELSON LEE JACKSON AND YVETTE DAVIS JACKSON, securing the payment of the indebtednesses in the original principal amount of \$103,275.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2014-C 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC  
440 S. LASALLE ST. 20TH FLOOR  
CHICAGO, IL 60605

JO WOOLSEY, BOB FRISCH, JAMIE STEEN OR JODI STEEN  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

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

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

FILED

2017 APR 10 P 1:59

COUNTY CLERK  
VICTORIA COUNTY, TEXAS



**EXHIBIT "A"**

BEING ALL OF LOT NO. NINE (9), IN BLOCK SIX (6), OF BROWNSON TERRACE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 73, OF THE MAP RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000006695746

A-M/Cisneros-Cedillos 17721

FILE No. 9194  
County Clerk, Victoria County, Texas

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2017 APR 10 P 2:07

DATE: April 10, 2017

NOTE:

DATE: January 17, 2013  
AMOUNT: \$69,000.00  
MAKER: Lorraine Cisneros and Rigoberto Cedillos  
PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

*Jodi Steen*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

DEED OF TRUST:

DATE: January 17, 2013  
GRANTOR: Lorraine Cisneros and Rigoberto Cedillos  
BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment  
COUNTY WHERE PROPERTY IS LOCATED: Victoria  
TRUSTEE: Michael Baucum or Jerry T. Steed  
RECORDING INFORMATION: Document No. 201301384, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Being Lot Number Two (2), in Block Number One (1), of Will Rogers 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 25 of the Plat Records, Victoria County, Texas.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

BORROWER/DEBTOR NOW: Lorraine Cisneros and Rigoberto Cedillos

SUBSTITUTE TRUSTEE: Jo Woolsey or Bob Frisch or Jodi Steen or Jamie Steen or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 2, 2017, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Area in front of the east door of the Victoria County Courthouse, facing North Bridge Street, Victoria, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

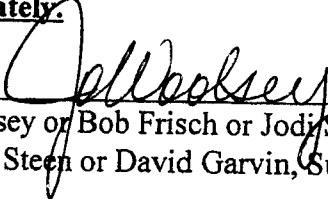
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**



Jo Woolsey or Bob Frisch or Jody Steen  
or Jamie Steen or David Garvin, Substitute Trustee



A-M/Estrada-Sanchez 17110

FILE No. 9195  
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

DATE: April 10, 2017

2017 APR 10 P 2:17

NOTE:

DATE: November 26, 2008

AMOUNT: \$52,200.00

MAKER: James Estrada, a single person, and Julia R. Sanchez, a single person

PAYEE: Efrain Erbey Chapa

*Jodi Woolsey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

DEED OF TRUST:

DATE: November 26, 2008

GRANTOR: James Estrada, a single person, and Julia R. Sanchez, a single person

BENEFICIARY: Efrain Erbey Chapa

COUNTY WHERE PROPERTY IS LOCATED: Victoria

TRUSTEE: Daniel F. Gilliam

RECORDING INFORMATION: Document No. 200813877, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Being Lot Number One (1), in Block Number One (1), of Breeze 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 48 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

BORROWER/DEBTOR NOW: James Estrada and Estate of Julia R. Sanchez, Dec'd

SUBSTITUTE TRUSTEE: Jo Woolsey or Bob Frisch or Jodi Steen or Jamie Steen or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 2, 2017, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Area in front of the east door of the Victoria County Courthouse, facing North Bridge Street, Victoria, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

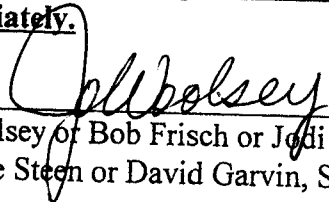
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**

  
\_\_\_\_\_  
Jo Woolsey of Bob Frisch or Jodi Steen  
or Jamie Steen or David Garvin, Substitute Trustee

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2017 APR 10 P 2:02

DG  
*Patti Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 07/10/2009  
**Grantor(s):** MAGGIE BOYD HARGROVE, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$87,750.00  
**Recording Information:** Instrument 200908454  
**Property County:** Victoria  
**Property:**

BEING LOT NUMBER SIX (6), IN BLOCK NUMBER FIVE (5), OF BLUE RIDGE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 327, PAGE 298, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**Reported Address:** 1001 TAYLOR AVE, VICTORIA, TX 77901

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of May, 2017  
**Time of Sale:** 11:00AM or within three hours thereafter.

**Place of Sale:** AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

**Substitute Trustee(s):** Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

*Jo Woolsey*  
Buckley Madole, P.C.

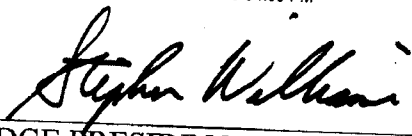


MADE FOR DESCRIPTIVE PURPOSES.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 200908454 and recorded in the real property records of Victoria County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 27th day of October, 2016.

Signed: 10/27/2016 04:09 PM

  
JUDGE PRESIDING

Fax: (972) 643-6699

CITIFINANCIAL SERVICING, LLC (CIF)  
TUCKER, EURA  
3401 BOBOLINK STREET, VICTORIA, TX 77901

CONVENTIONAL  
Firm File Number: 16-025013

2017 APR 10 P 2:07

*Diana Casley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 25, 2005, EURA MAE TUCKER, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to T JIMENEZ, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, 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 200504980, 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, May 2, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate 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:

LOT NO 5 (5) IN BLOCK NO ELEVEN (11) OF MAYFAIR TERRACE, 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 VOL 1, PAGE 18 IN THE PLAT RECORDS OF VICTORIA COUNTY TEXAS.

Property Address: 3401 BOBOLINK STREET  
VICTORIA, TX 77901  
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC  
Noteholder: CITIFINANCIAL SERVICING LLC  
1000 TECHNOLOGY DRIVE  
MAIL STOP 140  
O FALLON, MISSOURI 63368

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.

*Jo Woolsey*  
SUBSTITUTE TRUSTEE

Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold  
Mendoza, Sandra Mendoza or Jamie Steen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

FILE No. 9201  
County Clerk, Victoria County, Texas

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

### NOTICE OF TRUSTEE S SALE

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**Date of Security Instrument:** March 16, 2015

**Grantor(s):** Joshua P. Cook

**Original Trustee:** William Farrar

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

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

**Current Mortgagee:** United Security Financial Corp.

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

**Date of Sale:** 05/02/2017      **Earliest Time Sale Will Begin:** 11:00 AM

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.


**Legal Description:**

BEING LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER NINE (9), OF TERRA VISTA SUBDIVISION PHASE IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 39 A&B, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Leslie Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

9:25 FILED O'CLOCK A.M.

APR 11 2017



4616620

Heidi Easley  
Clerk County Court, Victoria County, Texas  
By Betty Jordan Deputy

FILE No. 9202  
County Clerk, Victoria County, Texas

**Notice of Trustee's Sale**

**FILED**

Date: April 11, 2017

2017 APR 11 P 3:51

Substitute Trustee: Robert Carl Bedgood

Substitute Trustee's Address: P. O. Box 4807, Victoria, Texas 77903

*Robert Carl Bedgood* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Borrower: Mariana Rodriguez

Borrower's Address: 2301 N. Levi, Victoria, Texas 77901

Mortgagee: David P. Gomez and Mary Lou Gomez

Mortgagee's Address: 242 Tara, Inez, Texas 77968

Deed of Trust:

Real Estate Lien Note February 4, 2015 in the principal sum of \$34,000.00, payable to David P. Gomez and Mary Lou Gomez ,( Note) secured by Vendor's Lien retained in Deed recorded under Clerk's File #201501358 Official Records of Victoria County, Texas and Deed of Trust of even date therewith to Laura Ayers Bedgood, Trustee, under Clerk's File #201501359 Official Records of Victoria County, Texas (Deed of Trust)

Property:

**Parcel One:**

**Lot No. One (1), in Block No. Six (6), of WILL ROGERS 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 25, of the Map and Plat Records of Victoria County, Texas.**

**Parcel Two:**

**Being a Clayton Homes Manufactured Home, Label #TEX 0564757, Serial #CLW005143TX located on Parcel One included the Seller's interest in any sheds, barns, all mechanical and water systems, fixtures, irrigation equipment, water pumps and pipe, water and water rights and easements appurtenances associated with the Parcel One.**

*And all personal property secured by the security agreement included in the Deed of Trust.]*

County: Victoria

Date of Sale: May 2, 2017

Time of Sale: At 10:00 a. m. or within three hours thereof

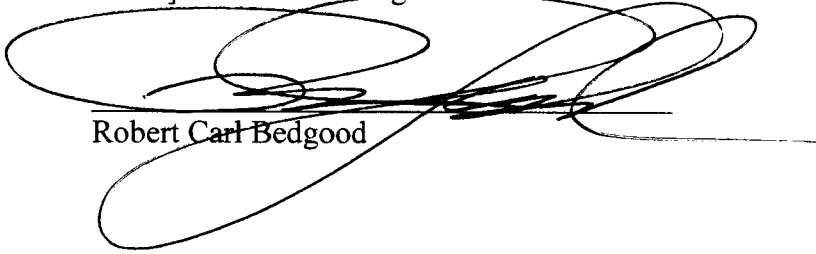
Place of Sale: at the entrance to the Courthouse in Victoria, Victoria County, Texas being the area designated by the county commissioner's court for foreclosure sales



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.

Robert Carl Bedgood is the Substitute Trustee under the Deed of Trust Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.] The sale will begin at the Time of Sale or not later than three hours thereafter.



Robert Carl Bedgood