

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-26968

FILE No. 10104
County Clerk, Victoria County, Texas

FILED
2022 JUL 14 P 1:00
Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/28/2010, Darren Leck spouse and Carol Leck, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Jennifer Campbell Lindsey, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Wallick and Volk, Inc., a Wyoming Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$81,496.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Wallick and Volk, Inc., a Wyoming Corporation, which Deed of Trust is Recorded on 2/3/2010 as Volume 201001011, Book , Page , Rerecorded on 06/24/2010 as Instrument No. 201005966 in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "B" attached hereto and made a part hereof

Commonly known as: **502 SKYLINE, VICTORIA, TX 77905**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST** , which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/4/2022 at 11:00 AM**, or no later than three (3) hours after such time, in **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



4754416

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

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

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

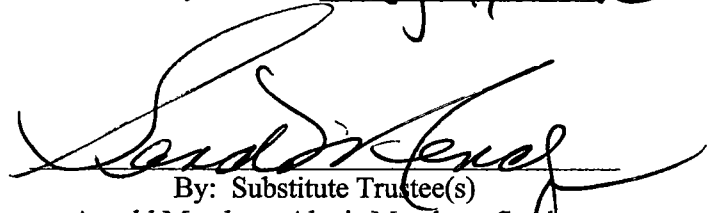
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 7/13/2022

WITNESS, my hand this July 14, 2022

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806



By: Substitute Trustee(s)
Arnold Mendoza, Alexis Mendoza, Sandra
Mendoza, Elizabeth Anderson, Jo Woolsey, Bob
Frisch, Arnold Mendoza, Sandra Mendoza, Janice
Stoner or Jodi Steen

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Exhibit "B"

**5.28 ACRE TRACT
FIELDNOTE DESCRIPTION**

STATE OF TEXAS }

COUNTY OF VICTORIA }

Being 5.28 acres situated in and a part of the Milton H Hardy One-Third League, Abstract No 174; Victoria County, Texas, and being the same as that certain 5.28 acre tract recorded in Volume 151, Page 597 of the Official Records of Victoria County, Texas. This 5.28 acres is more fully described by metes and bounds as follows,

BEGINNING at a iron rod found in the Northwest line of Skyline Road for the South corner of this 5.28 acres, also being the South corner of said 5.28 acre tract and the East corner of a 8.97 acre tract described in a deed to Donald Leidner recorded in Volume 1243, Page 110 of the Deed Records of Victoria County, Texas,

THENCE, N 45 degrees, 12'00" W with the common line of this tract and said 8.97 acre tract a distance of 634.55 feet to a iron rod found for the West corner of this 5.28 acres,

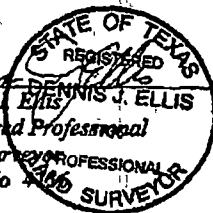
THENCE, N 45 degrees, 00'00" E with the common line of this tract and a 110.44 acre tract described in a deed to Waldine Adicks Jaegue recorded in Volume 333, Page 740 of the Official Records of Victoria County, Texas, a distance of 362.50 feet to a acle found for the North corner of this 5.28 acres,

THENCE, S 45 degrees, 12'00" E with the common line of this tract and a 2.00 acre tract recorded in Volume 353, Page 366 of the Official Records of Victoria County, Texas, a distance of 634.55 feet to a iron rod found for the East corner of this 5.28 acres,

THENCE, S 45 degrees, 00'00" E (bearing reference line) with the Northwest line of Skyline Road a distance of 362.50 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 5.28 acres,

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on January 26, 2010, and bearings are based on a deed recorded in Volume 151, Page 597 of the Official Records of Victoria County, Texas.


Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4466

01/26/10
Date

309 BRAMBLE BUSH LN
VICTORIA, TX 77904

00000009483330

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: October 04, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 25, 2010 and recorded in Document CLERK'S FILE NO. 201000976 real property records of VICTORIA County, Texas, with KENNETH JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KENNETH JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$160,846.00, 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

1:13 FILED P.M.
O'CLOCK

JUL 21 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By M. P. Deputy



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, RAMON PEREZ, JOHN SISK, AMY ORTIZ, OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

309 BRAMBLE BUSH LN
VICTORIA, TX 77904

00000009483330

00000009483330

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER TWO (2), OF BRAMBLE BUSH, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 358, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

22TX373-0619,
302 YORKSHIRE LN, VICTORIA, TX 77904

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER ELEVEN (11), OF CASTLE HILL SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 4, PAGE 22, MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 28, 2018 and recorded on December 31, 2018 as Instrument Number 201814609 in the real property records of VICTORIA County, Texas, which contains a power of sale.

Sale Information: October 04, 2022, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JOANN ALVARADO AND RICK ALVARADO secures the repayment of a Note dated December 28, 2018 in the amount of \$152,585.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

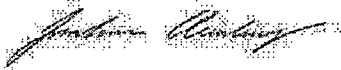
4:01 FILED P.m.
O'CLOCK

JUL 28 2022

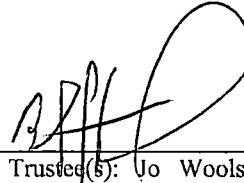
Heidi Easley
Clerk County Court, Victoria County, Texas
By M. B. Deputy

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Jo Woolsey, Bob Frisch,
Arnold Mendoza, Sandra Mendoza, Vicki
Hammonds, Jodi Steen, Ramon Perez, Garrett
Sanders, Megan Ysassi, John Sisk, Amy Ortiz,
Alexis Mendoza, Elizabeth Anderson, Janice
Stoner, Susana Sandoval, Dustin George and
Auction.com employees, including but not limited
to those listed herein
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VICTORIA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NEW AMERICAN FUNDING (NAF)
GOMEZ, JOEL AND INGRID
328 REFUGIO HIGHWAY, VICTORIA, TX 77905

FHA 514-2226597-703-203B
Firm File Number: 22-038399

AUG 04 2022

NOTICE OF TRUSTEE'S SALE

Heidi Easley
Clerk County Court, Victoria County, Texas
By M-A Deputy

WHEREAS, on February 28, 2020, JOEL ISIDRO GOMEZ AND INGRID ELIZABETH GOMEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING 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 202002265, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, October 4, 2022** 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 said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF VICTORIA, DESCRIBED AS FOLLOWS:
BEING 2.83 ACRES SITUATED IN AND A PART OF THE RAFAEL MANCHOLA GRANT ABSTRACT NO. 87, VICTORIA COUNTY, TEXAS, AND IS A PORTION OF A 4.53 ACRE TRACT RECORDED IN VOLUME 874, PAGE 776 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 2.83 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A IRON ROD FOUND IN THE WEST LINE OF HIGHWAY NO. 77 SOUTH FOR THE NORTH CORNER OF THIS 2.83 ACRES, ALSO BEING THE EAST CORNER OF A 49.64 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1495, PAGE 248 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS;
THENCE, S 07 DEGREES, 30'18" E (DEED CALL= S 07 DEGREES, 17'34" E) WITH THE WEST LINE OF HIGHWAY NO. 77 SOUTH A DISTANCE OF 331.88 FEET TO A IRON ROD FOUND FOR THE EAST CORNER OF THIS 2.83 ACRES;
THENCE, S 44 DEGREES, 03'25" W (DEED CALL = S 44 DEGREES, 01'32" W) WITH THE COMMON LINE OF THIS TRACT AND A 111.038 ACRE TRACT RECORDED IN VOLUME 632, PAGE 615 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 336.16 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS 2.83 ACRES;
THENCE, CROSSING SAID 4.53 ACRE TRACT AS FOLLOWS:
1. N 16 DEGREES, 55'30" W A DISTANCE OF 217.80 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;
2. S 49 DEGREES, 44'35" W A DISTANCE OF 139.65 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;
3. N 37 DEGREES, 33'10" W A DISTANCE OF 87.02 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 2.83 ACRES;
THENCE, WITH THE COMMON LINE OF THIS TRACT AND SAID 49.64 ACRE TRACT AS FOLLOWS;
1. N 43 DEGREES, 33'08" E (BEARING REFERENCE LINE) A DISTANCE OF 517.21 FEET TO A IRON ROD FOUND FOR A CORNER;
2. N 81 DEGREES, 21'58" E (DEED CALL= N 89 DEGREES, 51'21" E) A DISTANCE OF 57.72 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 2.83 ACRES.
NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF.

Property Address: 328 REFUGIO HIGHWAY
VICTORIA, TX 77905
Mortgage Servicer: NEW AMERICAN FUNDING
Mortgagee: BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING
11001 LAKELINE BLVD.
NO. 325
AUSTIN, TX 78717

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.

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

SUBSTITUTE TRUSTEE

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, Bob Frisch, Sandra Mendoza,, Jamie Steen, Jodi Steen or Janice Stoner
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day July 28, 2022.

By: 

H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Broker Solutions Inc. dba New American
Funding

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 SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/13/2007

Grantor(s)/Mortgagor(s):
OSCAR L RIVERA AND WIFE, ANNA C RIVERA

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

Current Beneficiary/Mortgagee:
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200709120

Property County:
VICTORIA

Mortgage Servicer:
Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3501 Olympus Boulevard, 5th Floor, Suite 500,
Dallas, TX 75019

Legal Description: BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER FIVE (5), OF TANGLEWOOD SECTION VI, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 36 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: 10/4/2022

Earliest Time Sale Will Begin: 11am

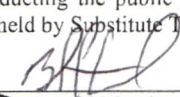
Place of Sale of Property: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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


Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Janice Stoner or Jodi Steen or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

3 FILED 22 pm
O'CLOCK

AUG 11 2022

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

MH File Number: TX-22-92690-POS
Loan Type: Conventional Residential



FILE No. 10128
County Clerk, Victoria County, Texas

9:15 FILED A.M.
O'CLOCK

AUG 18 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Heidi Easley
Clerk County Court, Victoria County, Texas
By M.D. Deputy

VICTORIA County

Deed of Trust Dated: December 9, 1998

Amount: \$38,500.00

Grantor(s): EDDIE TAYLOR and PEARL TAYLOR

Original Mortgagee: FIRST PREFERENCE MORTGAGE CORP.

Current Mortgagee: GSMPS MORTGAGE LOAN TRUST 2006-RP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RP2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

Mortgagee Servicer and Address: c/o CITIMORTGAGE, 425 Phillips Blvd., Ewing, NJ 08618

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 199815561

Legal Description: BEING LOT NO. EIGHT (8), IN BLOCK NO. TWO (2), OF COLLEGE HEIGHTS, 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 5 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

WHEREAS EDDIE TAYLOR is deceased.

WHEREAS PEARL TAYLOR is deceased.

Date of Sale: October 4, 2022 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM


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

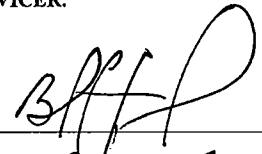
JO WOOLSEY OR W.D. LAREW, ARNOLD MENDOZA, JOHN SISK, AMY ORTIZ, RAMON PEREZ, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, RANDY DANIEL OR CINDY DANIEL, JIM O'BRYANT OR JANICE STONER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


Anthony Adams, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002364


Printed Name: Bob Frisch
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: March 27, 2018
Amount: \$101,134.00
Grantor(s): MARIAH FLORES
Original Mortgagee: WALLICK AND VOLK, INC.
Current Mortgagee: THE MONEY SOURCE INC.
Mortgagee Address: THE MONEY SOURCE INC., 3138 EAST ELWOOD STREET, PHOENIX, AZ 85034
Recording Information: Document No. 201803495
Legal Description: BEING LOT NUMBER FORTY (40), IN BLOCK NUMBER SEVEN (7), OF INWOOD TERRACE SECTION III, 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 60 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.


Date of Sale: October 4, 2022 between the hours of 11:00 AM and 2:00 PM.
Earliest Time Sale Will Begin: 11:00 AM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


JO WOOLSEY OR W.D. LAREW, ARNOLD MENDOZA, JOHN SISK, AMY ORTIZ, RAMON PEREZ, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, RANDY DANIEL OR CINDY DANIEL, JIM O'BRYANT OR JANICE STONER have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-003442


Printed Name: Bob Frisch
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

STATE OF TEXAS

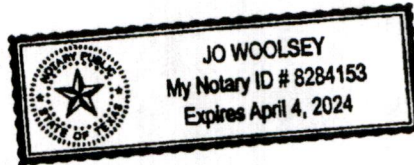
COUNTY OF VICTORIA

Before me, the undersigned authority, on this 1st day of September, 2022, personally appeared Bob Frisch, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Jo Woolsey

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-003442



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Heidi Eastley

Heidi Eastley, County Clerk
Victoria County Texas

September 01, 2022 12:51:36 PM

Shalee John

FEE: \$20.00

202209900

N

ORIGINAL SCANNED &
RETURNED TO
Bob F.
DATE 9/1/22

19-363387

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: July 3, 2018	Original Mortgagor/Grantor: CARL D KIRKLAND
Original Beneficiary / Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgage: USAA FEDERAL SAVINGS BANK
Recorded in: Volume: N/A Page: N/A Instrument No: 201807782	Property County: VICTORIA
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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.

Secures:Note in the original principal amount of \$124,476.00, executed by CARL D. KIRKLAND and payable to the order of Lender.

Property Address/Mailing Address: 3009 SWAN DR, VICTORIA, TX 77901

Legal Description of Property to be Sold: BEING LOT NUMBER NINE (9), IN BLOCK NUMBER EIGHT (8), OF MAYFAIR TERRACE SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES. .

Date of Sale: October 04, 2022	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: "At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *USAA FEDERAL SAVINGS BANK*, the owner and holder of the Note, has requested Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *USAA FEDERAL SAVINGS BANK* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. •

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

12 FILED 53 pm
O'CLOCK

SEP 01 2022

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



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County

Deed of Trust Dated. March 27, 2018

Amount: \$101,134 00

Grantor(s): MARIAH FLORES

Original Mortgagee: WALLICK AND VOLK, INC

Current Mortgagee: THE MONEY SOURCE INC

Mortgagee Address THE MONEY SOURCE INC , 3138 EAST ELWOOD STREET, PHOENIX, AZ 85034

Recording Information: Document No 201803495

Legal Description: BEING LOT NUMBER FORTY (40), IN BLOCK NUMBER SEVEN (7), OF INWOOD TERRACE SECTION III, 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 60 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale October 4, 2022 between the hours of 11 00 AM and 2 00 PM

Earliest Time Sale Will Begin 11 00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51 002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted


JO WOOLSEY OR W D LAREW, ARNOLD MENDOZA, JOHN SISK, AMY ORTIZ, RAMON PEREZ, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, RANDY DANIEL OR CINDY DANIEL, JIM O'BRYANT OR JANICE STONER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


Anthony Allen Gurch, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L L P
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference 2022-003442


Printed Name Bob Frisch
c/o Auction com. LLC
1 Mauchly
Irvine, California 92618

12 FILED
O'CLOCK 53pm

SEP 01 2022

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

3:30 FILED P.M.
0'CLOCK

After recording, return to:

THE WEAVER LAW FIRM
Attn.: Richard D. Weaver
1800 Bering Drive, Suite 1050
Houston, Texas 77057

SEP 06 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By M. S. Deputy

STATE OF TEXAS

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COUNTY OF VICTORIA

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 6, 2022

Secured Obligations: Promissory Note ("Note"), dated November 5, 2008, executed by Frank Polanco and Dolores Polanco, husband and wife (the "Borrower"), as maker, and payable to the order of Rafael Felan and Edna Felan, husband and wife, in the original principal amount of \$59,031.30, and all extensions, renewals, replacements, and amendments thereof. Rafael Felan and Edna Felan assigned all of their interest in the Loan Documents and their interests passed to Boston Note Company ("Beneficiary"), as lender, via an Assignment of the Deed of Trust dated November 12, 2021.

Deed of Trust: Deed of Trust, dated November 5, 2018, executed by Borrower, as grantor, to Mike Burns, as trustee, for the benefit of Rafael Felan and Edna Felan, and now Boston Note Company ("Beneficiary"), as beneficiary, recorded as Clerk's File No. RP-200813033 on November 7, 2018, in the Official Public Records of Victoria County, Texas.

Substitute Trustees: Richard D. Weaver and Walker M. F. Smith

Substitute Trustees' Address: THE WEAVER LAW FIRM
1800 Bering Drive, Suite 1050
Houston, Texas 77057

Foreclosure Sale:

Date: **Tuesday, October 4, 2022**

Time: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local 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.

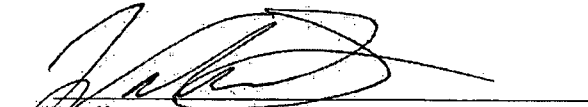
Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the real property, more particularly described in Exhibit "A", will be sold "as is" to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the current owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust

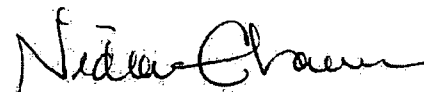
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

SUBSTITUTE TRUSTEE:


Walker M. F. Smith

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 6th day of September, 2022, by Walker M. F. Smith, as Substitute Trustee.


Notary Public in and for the State of Texas

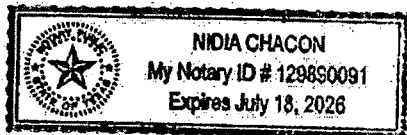


EXHIBIT "A"

**Lot Number Seventeen (17), in Block Number Five (5), of J. R. TRICE
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
319, Page 51 of the Deed Records of Victoria County, Texas; also commonly
known as 2002 E Polk Ave., Victoria, Texas 77901;**

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 NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), IN BLOCK NUMBER FOUR (4), OF MATCHETT MANOR, IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, AT PAGE 49 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES
PARCEL ID: 40600-004-01700
COMMONLY KNOWN AS: 120 MATCHETT DRIVE, VICTORIA, TEXAS 77905

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05.10.2021 and recorded in Document 202105772, 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. 10/04/2022

Time 11 00 AM

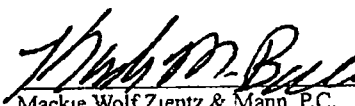
Place. Victoria County, Texas at the following location. FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court

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 FREDDIE L. BURDICK JR AND BONNIE K. BURDICK, provides that it secures the payment of the indebtedness in the original principal amount of \$177,721.00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note. Cardinal Financial Company, Limited Partnership is the current mortgagee of the note and deed of trust and CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is mortgage servicer. A servicing agreement between the mortgagee, whose address is Cardinal Financial Company, Limited Partnership c/o CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. 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
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED

2022 SEP -8 A 8:47


COUNTY CLERK
VICTORIA COUNTY, TEXAS

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056 I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILED *RO*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 2022 SEP 12 P 2:38

THE STATE OF TEXAS
COUNTY OF VICTORIA

§
§
§

KNOW ALL MEN BY THESE PRESENTS: 
COUNTY CLERK

WHEREAS, on, April 24, 2018 **Lady Hill** ("Grantor") executed and delivered a Deed of Trust,(the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank** in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Official Records Instrument No. 201804641 of the Real Property Records, Victoria County, Texas to which reference is hereby made for all purposes; and

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

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

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on **Tuesday, October 4, 2022**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the .the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Being Lot Number Thirty-One (31), in Block Number Seven (7), of Mayfair Subdivision Section II, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, at Page 19 of the Plat Records of Victoria County, Texas.

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

SUBSTITUTE TRUSTEES

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


L. David. Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner and Jodi Steen

c/o L. David. Smith

2618 Kittansett Circle
Katy Texas 77450
Telephone: 281-788-3666
Email: ldslaw7@gmail.com

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

Dated this 18th day of September, 2022.

 Substitute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone: 281-788-3666
Email: ldslaw7@gmail.com

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: February 22, 2011
Grantor(s): Ray E. Copenhaver, a single person
Original Mortgagee: Wells Fargo Bank, N.A.
Original Principal: \$205,500.00
Recording Information: 201102900
Property County: Victoria
Property: THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF VICTORIA, STATE OF TEXAS: LOT TEN (10), BLOCK FOUR (4) OF KATHRYN HEIGHTS, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OR SAID ADDITION OF RECORD IN VOLUME 4, PAGE 8, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Property Address: 1001 Edinburgh 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: Wilmington Savings Fund Society, FSB, acting not in its individual capacity but solely as Trustee of NCP SSNS I Trust
Mortgage Servicer: BSI Financial Services
Mortgage Servicer Address: 14225 Greenway Dr, Ste 400
Irving, TX 75038

SALE INFORMATION:

Date of Sale: October 4, 2022
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: 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, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner, Jodi Steen, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

FILED *po*

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner, Jodi Steen, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

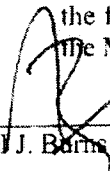
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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 Mortgagee, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

My name is _____, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on _____, I filed at the office of the Victoria County Clerk to be posted at the Victoria County courthouse this notice of sale.

Declarant's Name: _____

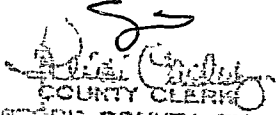
Date: _____

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

FILE No. 10141
County Clerk, Victoria County, Texas

FILED

2022 SEP 13 A 10:15


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: January 21, 2022
Grantor(s): Latoya Gabrielle Taylor
Mortgagee: Casas For All, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 202204837
Property County: Victoria County

Legal Description: All that certain tract or land (together with all improvements thereon, if any) situated in Victoria County, Texas, being more particularly described as LOT 12, BLOCK 11, QUEEN CITY ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, AS DESCRIBED IN VOLUME CLERK'S FILE #200201328, OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS (more particularly described in the loan documents).

Date of Sale: October 04, 2022

Earliest Time Sale will Begin: 11:00 AM

Place of Sale of Property: Designated area set by the Commissioner's Court of Victoria County, Texas, being the Victoria County Courthouse, or as further designated by the County Commissioner's Court

The Trustee or Substitute Trustee will sell the property by the 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

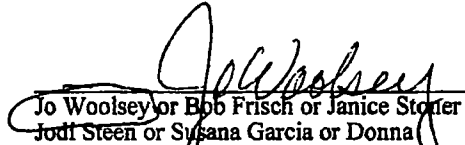
ACTIVE MILITARY SERVICE NOTICE

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 duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Mortgagee, whose address is:

Casas For All, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 13th day of September, 2022


Jo Woolsey or Bob Frisch or Janice Stoffer or
Jodi Steen or Susana Garcia or Donna
Brammer or Katrina Rodriguez or Cesar
Acosta or Christopher Apodaca or or Alicia
Ortega or Sean Jochnau or Rinki Shah or
Theresa Phillips or Sandra Benavides or David
Cerdeira or Jose Martinez or Renaud Ba or Craig
Weeden or David Garvin or Erica Feece or R.
Gary Laws
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057