

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 9, 2024

NOTE: Note described as follows:

Date: August 29, 2019
Maker: GARY LOPEZ
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Original Principal
Amount: \$86,996.00

DEED OF TRUST: Deed of Trust described as follows:

Date: August 29, 2019
Grantors: GARY LOPEZ; VERONICA LOPEZ
Trustee: MEWAEL GHEBREMICHAEL
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Recorded: INSTRUMENT NO. 201909831, WHICH WAS RECORDED IN THE
REAL PROPERTY RECORDS OF VICTORIA COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWER: GARY LOPEZ

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VICTORIA COUNTY, TEXAS, AS DESCRIBED

IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.*

SUBSTITUTE TRUSTEE: JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, ADOLFO RODRIGUEZ, JANICE STONER OR JODI STEEN, OR DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

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

OCTOBER 1, 2024, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In VICTORIA County, Texas, AT THE FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful

bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: August 29, 2019
Grantors: GARY LOPEZ; VERONICA LOPEZ
Trustee: MEWAEL GHEBREMICHAEL
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Recorded: INSTRUMENT NO. 201909831, WHICH WAS RECORDED IN THE
REAL PROPERTY RECORDS OF VICTORIA COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VICTORIA COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

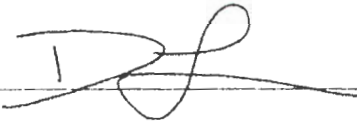
SUBSTITUTE TRUSTEE: JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, ADOLFO RODRIGUEZ, JANICE STONER OR JODI STEEN, OR DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

Each Substitute Trustee is appointed effective as of July 9, 2024, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: 

Name: Danika L. Lopez, Attorney for
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING successor to the
original lender

THE STATE OF TEXAS

§

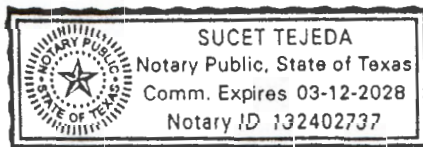
COUNTY OF DALLAS

§

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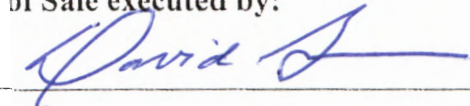
BEFORE ME, the undersigned authority, on this day appeared **DANIKA L. LOPEZ**, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on July 9, 2024.




Notary Public, State of Texas

Notice of Sale executed by:


Name: David Garvin

Substitute Trustee

EXHIBIT A

Being a 0.20 acre tract of land situated in Lot 2 Block 91 of the Original Town Site to the Town of Victoria, Victoria County, Texas, (VOL 3 PG 67) , said 0.20 acre being that same 0.20 acre tract of land described in that deed to Joe Greer recorded in Instrument No. 201801803 of the Official Records of Victoria County, Texas, said 0.20 acre being more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set and replacing a bent iron rod at the intersection of the north line of W. Second Street and the east line of S. Glass Street, same being the southwest corner of said Lot 2 of Block 91 and the southwest corner of the Greer tract and the southwest corner of the herein described tract;

THENCE, N 20 deg. 06 min 00 sec. E., a distance of 92.60 feet along the east line of S. Glass Street to an existing axle, said axle being the northwest corner of the Greer tract, same being the southwest corner of that 1287.38 s.f. tract described in Vol 110 Pg 570 of the Official records of Victoria County, Texas, said axle also being the northwest corner of the herein described tract;

THENCE, S. 70 deg. 04 min. 36 sec. E, a distance of 92.58 feet along the north line of the Greer tract and the south line of the 1287.38 s.f. tract to an existing 3/4 inch iron pipe, said pipe being the northeast corner of the Greer tract and the southeast corner of the 1287.38 s.f. tract, said pipe also being the northeast corner of the herein described tract;

THENCE, S. 20 deg. 01 min 51 sec. W., a distance of 92.72 feet along east line of the Greer tract same being the west line of the east 1/3 of Lot 2 (Instrument No. 2013132128 of the Official Records of Victoria County, Texas), to an existing 3/4 inch iron pipe in the north line of W. Second Street said iron pipe being the southeast corner of the Greer tract and the southeast corner of the herein described tract;

THENCE, N. 70 deg. 00 min 00 sec. W. (Bearing for W. Second Street shown in Greer Deed), a distance of 92.59 feet along the north line of W. Second Street, same being the south line of Lot 2 and the south line of the Greer tract to the PLACE OF BEGINNING, containing within these metes and bounds 0.20 acre of land.



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 FOUR (4), IN BLOCK NUMBER THIRTY-FIVE (35), OF QUAIL CREEK WEST, BLOCK THIRTY-FIVE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 16 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/02/2017 and recorded in Document 201800869 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: 10/01/2024

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 NORMAN D. KARTER, provides that it secures the payment of the indebtedness in the original principal amount of \$237,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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

For additional sale information visit: www.mwzmlaw.com/tx-investors

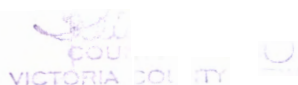
Certificate of Posting

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

2024 JUL 25 A 9:23

sb


VICTORIA COUNTY

2024 JUL 25 A 9:24

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1103 WESTWOOD STREET
VICTORIA, TX 77901

VICTORIA COUNTY, TEXAS

00000010166676

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 01, 2024

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 December 12, 2014 and recorded in Document INSTRUMENT NO. 201414029 real property records of VICTORIA County, Texas, with JONATHON THOMAS GUERRA AND WIFE ABIGAIL L GUERRA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JONATHON THOMAS GUERRA AND WIFE ABIGAIL L GUERRA, securing the payment of the indebtednesses in the original principal amount of \$180,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



1103 WESTWOOD STREET
VICTORIA, TX 77901

00000010166676

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, OR JODI STEEN 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: _____

1103 WESTWOOD STREET
VICTORIA, TX 77901

00000010166676

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VICTORIA



BEING LOT NUMBER TWENTY-SIX (26), IN BLOCK NUMBER NINETEEN (19), OF TANGLEWOOD SECTION IX, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 65 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Notice of Trustee's Sale

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: August 29, 2024

Trustee: Janis L Scott
4611 Airline, Suite 202
P O Box 1969
Victoria, TX 77902

Lender: David L. Rhode
101 Albany St
Victoria, TX 77904

Deed of Trust

Date: December 30, 2019

Grantor: Andres Enriquez Gutierrez and Vanessa Sue Enriquez
1107 Eisenhower
Victoria, TX 77901

Lender: David L. Rhode
101 Albany St
Victoria, TX 77904

Recording information: County Clerk No. 201914214, Victoria County, Texas

Property:

1107 Eisenhower: BEING Lot Number One (1), in Block Number Ten (10) of GREENBRIAR, City of Victoria, Victoria County, Texas.

County: Victoria County, Texas

Date of Sale: October 1, 2024

Time of Sale: 12:30 PM

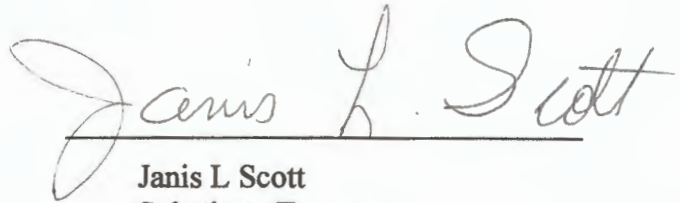
Place of Sale: Area in front of the east door of the Victoria County Courthouse building located at 115 North Bridge Street, Victoria, Texas.

Lender has appointed **Janis L. Scott** as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **Purchasers are buying the property AS IS, without any warranty on the part of the Seller, either written or implied.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active 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.

A handwritten signature in dark ink, reading "Janis L. Scott", is written over a horizontal line. The signature is fluid and cursive.

Janis L. Scott
Substitute Trustee

2024 SEP -6 P 1:58

MD
Debi Gentry
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: September 6, 2024

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 09/10/2021, in the original principal amount of \$54,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/10/2021, executed by Angel Loreda Maldonado and Karla M. Coronado Castro to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202111345 of the Official Public Records of Victoria County, Texas

Property: (Tract 74-2) A, 6.764 acre tract in the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas

Date of Sale (first Tuesday of month): October 1, 2024

Time of Sale: 12:00 p.m. to 3:00 p.m., local time

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

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

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

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



Clay E. Morgan

EXHIBIT "A"

DALE L. OLSON

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

FIELD NOTES FOR A 6.764 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 74, Willow Creek Ranch 2, an unrecorded subdivision, and being a 6.764 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1649.93 feet to the POINT OF BEGINNING, for the northeast corner of this tract.

THENCE S 14 deg. 38 min. 45 sec. W, at 30.09 feet pass a 5/8 inch iron rod set for Reference in the south line of Willow Creek Ranch Road, 826.72 feet in all to a point in the center of a creek, for the southeast corner of this tract.

THENCE with the center of said creek, S 59 deg. 19 min. 57 sec. W, 203.64 feet to a point for an angle; N 67 deg. 58 min. 43 sec. W, 125.54 feet to a point for an angle; N 45 deg. 57 min. 40 sec. W, 55.86 feet to a point for the southwest corner of this tract.

THENCE N 14 deg. 38 min. 45 sec. E, at 918.60 feet pass a 5/8 inch iron rod set in the south line of Willow Creek Ranch Road, 949.11 feet in all to a point where same intersects the center of Willow Creek Ranch Road, the common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, for the northwest corner of this tract

THENCE with the center of Willow Creek Ranch Road and common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, S 64 deg. 51 min. 34 sec. E, 176.12 feet to a 5/8 inch iron rod found at an angle; S 79 deg. 43 min. 19 sec. E, 143.62 feet to the POINT OF BEGINNING, containing 6.764 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Order# 15-323-32s_74



Michael D. Olson
Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2015 Dale L. Olson Surveying Co.

Date Created: 8-28-15

Notice of Trustee's Sale

2024 SEP -6 P 1:59

WMD
Clay E. Morgan
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: September 6, 2024

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/02/2020, in the original principal amount of \$52,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/02/2020, executed by Raul Ramirez and Evelyn Ramirez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202013685 of the Official Public Records of Victoria County, Texas

Property: Lot 75-2, A 6.274 acre tract in the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas.

Date of Sale (first Tuesday of month): October 1, 2024

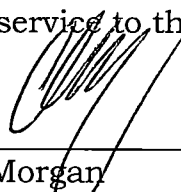
Time of Sale: 12:00 p.m. to 3:00 p.m., local time

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

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

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

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



Clay E. Morgan

EXHIBIT "A"

DALE L. OLSON

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

FIELD NOTES FOR A 6.274 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 75, Willow Creek Ranch 2, an unrecorded subdivision, and being a 6.274 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1793.55 feet to a 5/8 inch iron rod found at an angle; N 64 deg. 51 min. 34 sec. W, 176.12 feet to the POINT OF BEGINNING, for the northeast corner of this tract.

THENCE S 14 deg. 38 min. 45 sec. W, at 30.51 feet pass a 5/8 inch iron rod Set for Reference in the south line of Willow Creek Ranch Road, 949.11 feet in all to a point in the center of a creek, for the southeast corner of this tract.

THENCE with the center of said creek, N 45 deg. 57 min. 41 sec. W, 264.96 feet to a point for an angle; N 10 deg. 54 min. 09 sec. W, 210.38 feet to a point for an angle; N 34 deg. 14 min. 05 sec. W, 38.96 feet to a point for the southwest corner of this tract.

THENCE N 21 deg. 25 min. 29 sec. E, at 628.79 feet pass a 5/8 inch iron rod Set for Reference in the south line of Willow Creek Ranch Road, 658.85 feet in all to a point where same intersects the center of Willow Creek Ranch Road, the common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, for the northwest corner of this tract.

THENCE with the center of Willow Creek Ranch Road and common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, S 64 deg. 51 min. 34 sec. E, 277.81 feet to the POINT OF BEGINNING, containing 6.274 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753
Order# 15-323-32s_75

A handwritten signature of Michael D. Olson in black ink.

Michael D. Olson
Reg. Pro. Land Surveyor 5386
©2015 Dale L. Olson Surveying Co.
Date Created: 8-28-15

Notice of Trustee's Sale

FILED

Date: September 6, 2024

2024 SEP -6 P 1:59

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

MO
Victoria County Clerk
VICTORIA COUNTY, TEXAS

Note: Real Estate Lien Note dated 09/10/2019, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/10/2019, executed by Barry E. Marshall and Samantha L. Marshall to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201910222 of the Official Public Records of Victoria County, Texas

Property: Tract 39, Willow Creek Ranches, Sec 2, a 5.074 acre tract of the G. A. Levi Survey, A-373 in Victoria County, Texas

Date of Sale (first Tuesday of month): October 1, 2024

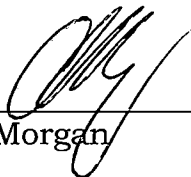
Time of Sale: 12:00 p.m. to 3:00 p.m., local time

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

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

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

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



Clay E. Morgan

EXHIBIT "A"

DALE L. OLSON

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

FIELD NOTES FOR TRACT NO. 39, A 5.073 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.073 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

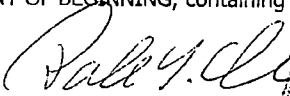
THENCE with the center of the last mentioned 60 foot access easement, N 01 deg. 58 min. 01 sec. W, 1392.58 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod Set for Reference in the west line of said easement bears S 88 deg. 01 min. 59 sec. W, 30.00 feet.

THENCE S 88 deg. 01 min. 59 sec. W, 680.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 01 deg. 58 min. 01 sec. W, 325.00 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

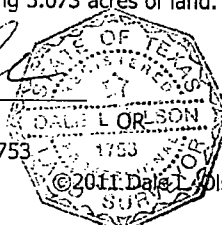
THENCE N 88 deg. 01 min. 59 sec. E, 680.00 feet to a 60d nail set in the center of the last mentioned 60 foot access easement for the northeast corner of this tract, from which a 5/8 inch iron rod Set for Reference in the west line of said easement bears S 88 deg. 01 min. 59 sec. W, 30.00 feet.

THENCE with the center of said easement, S 01 deg. 58 min. 01 sec. E, 325.00 feet to the POINT OF BEGINNING, containing 5.073 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

Order #: 116211-39



Michael D. Olson
Reg. Pro. Land Surveyor 5386

Date Created: 12/13/11

Notice of Trustee's Sale

Date: September 10, 2024

Trustee: Stephen A. Beal

Substitute Trustee: Martha Ramirez

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

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

Obligation: Real Estate Lien Note dated May 20, 2022, from Maker, Deborah Lee Waitt to Payee, Sendero Residential, L.L.C., in the original principal amount of \$113,634.00

Deed of Trust

Date: May 20, 2022

Recording Information: Filed on June 1, 2022, and recorded under document number 202206182 Official Public Records of VICTORIA County, Texas

Grantor: Deborah Lee Waitt

Trustee: Stephen A. Beal

Substitute Trustee: Martha Ramirez

Beneficiary: Sendero Residential, L.L.C.

Property: Being Lot Number Thirteen (13), in Block Number Twelve (12) of Brownson Addition to the City of Victoria, in Victoria County, Texas, as shown by the map and plat of record in Volume 60, Page 5 of the Deed Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): October 1, 2024

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.

FILED

2024 SEP 10 P 12:12

SD.

Victoria County Clerk
VICTORIA COUNTY, TEXAS

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.

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.

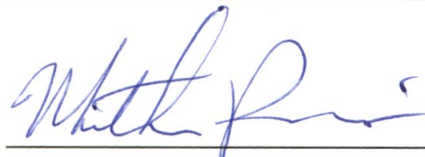
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and 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."

A handwritten signature in blue ink, appearing to read "Martha Ramirez", is written over a horizontal line.

Martha Ramirez, Substitute Trustee

FILED

2024 SEP 10 P 12:18

SD

Victoria County Clerk
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: September 10, 2024

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 March 23, 2012, from Maker, Mr. Juan Villareal and Ms. Veronica Ramirez to Payee, BP-Residential, L.L.C., in the original principal amount of \$74,000.00

Deed of Trust

Date: March 23, 2012

Recording Information: Filed on April 4, 2012, and recorded under document number 201203499 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Juan Villareal and Ms. Veronica Ramirez

Trustee: Stephen A. Beal

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

Property: Legal Description BEING LOT NUMBER ONE (1), IN CLOCK NUMBER ONE (1) OF MEIGS SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD VOLUME 287, PAGE 257, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale (first Tuesday of month): October 1, 2024

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.

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

FILED

2024 SEP 10 P 12:18

SD
Victoria County Clerk
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: September 10, 2024

Trustee: Stephen A. Beal

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

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

Obligation: Real Estate Lien Note dated March 7, 2019, from Maker, Isabel Lucio Zavala and Carlos Gutierrez Zamora, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$74,500.00

Deed of Trust

Date: March 7, 2019

Recording Information: Filed on March 12, 2019, and recorded under document number 201902845 Official Public Records of VICTORIA County, Texas

Grantor: Isabel Lucio Zavala and Carlos Gutierrez Zamora, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Nine-R (9R), in Block Number "E", of BUHLER ADDITION RESUBDIVISION No. 1, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 7, Page 97D, of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

SUBJECT, HOWEVER, to the utility easements and building set back lines herein covered and as shown by the map and plat of record in Volume 7, Page 97D of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): October 1, 2024

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.

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."

A handwritten signature in blue ink, appearing to read "Stephen A. Beal", is written over a horizontal line.

STEPHEN A. BEAL, TRUSTEE

FILED

2024 SEP 10 P 12:17
SB

Shirley C. ...
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: September 10, 2024

Trustee: Stephen A. Beal

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

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

Obligation: Real Estate Lien Note dated June 5, 2015, from Maker, Rafael Medrano and Melissa Medrano to Payee, BP-Residential, L.L.C., in the original principal amount of \$42,400.00

Deed of Trust

Date: June 5, 2015

Recording Information: Filed on April 11, 2015, and recorded under document number 201504493 Official Public Records of VICTORIA County, Texas

Grantor: Rafael Medrano and Melissa Medrano

Trustee: Stephen A. Beal

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

Property: Being a 0.334 acre tract of land situated in Farm Lot No. One (1), in Block No. Four (4), Range No. Six (6), East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being a portion of that certain 4.022 acre tract of land conveyed to Rodney A. Mutschler and Francis J. Staff by John M. Villafranca by Deed date April 13, 1977, and recorded in Volume 926, Page 596 of the Deed Records of Victoria County, Texas said 0.334 acre tract being more fully described by metes and bounds in attached Exhibit "A".

Date of Sale (first Tuesday of month): October 1, 2024

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.

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

2024 SEP 10 P 3:00


30
Dalei Chelley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 1, 2024 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, (being the FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE) 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 10 day of September, 2024.



Janis L. Scott or J. Milton Chapman or Wyatt E. Fraga
Substitute Trustee

C/O Anderson, Smith, Null & Stofer, LLP, 4611 E. Airline,
Ste. 202, Victoria, TX 77904

THE STATE OF TEXAS)
COUNTY OF VICTORIA)

Being a 91.97 acre tract of land situated in the Santiago Serna League, Abstract No. 106, in Victoria County, Texas, said 91.97 acre tract of land being a portion of a 91.973 acre tract of land conveyed from Ruth Williams Sancier, et al to Mary Jane Williams and dated December 2, 1975 as recorded in Volume 895, Page 266 of the Deed Records of Victoria County, Texas and a portion of a 91.973 acre tract of land conveyed from the Estate of Dorothy Summers to Archie Patrick Summers and dated February 19, 1996 as recorded in Cause No. 1-12,667 of the Probate Records of Victoria County, Texas, said 91.97 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter iron pipe found for the northeast corner of the herein described tract, said iron rod also being the northeast corner of the 91.973 acre Williams tract, the southeast corner of a residual 100 acre tract of land conveyed from George Zdansky, et ux to John Wayne Olson, et ux as recorded in the Official Records Instrument # 200600364 of said county, and in the West right-of-way line of Warburton Road;

THENCE, South 14°40'00" West, (basis of bearing), with the East line of the 91.973 acre Williams tract and the West right-of-way line of Warburton Road, passing at a distance of 528.10 feet a point for an exterior corner of the 91.973 acre Williams tract and the northeast corner of the 91.973 acre Summers tract, and continuing for an overall distance of 1,682.37 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;

THENCE, North 75°08'38" West, crossing the 91.973 acre Summers tract, passing at a distance of 1,086.05 feet a point in the common line of the 91.973 acre Summers tract and the 91.793 acre Williams tract, and continuing for an overall distance of 2,383.59 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Landtech Consultants" set for the southwest corner of the herein described tract, said iron also being in the West line of the 91.973 acre Williams tract and in the East line of a 759.370 acre tract of land conveyed from Louise S. O'Connor to Ballinamona, L.P. as recorded in Official Records Instrument # 200512295 of said county;

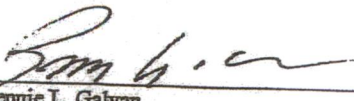
THENCE, North 14°52'32" East, with the West line of the 91.973 acre Williams tract and the East line of the 759.370 acre Ballinamona tract, a distance of 794.20 feet to an angle point;

THENCE, North 14°39'45" East, with the West line of the 91.973 acre Williams tract and the East line of the 759.370 acre Ballinamona tract, a distance of 888.15 feet to a 1/2 inch diameter iron pipe found for the northwest corner of the herein described tract, said iron pipe also being the northwest corner of the 91.973 acre Williams tract and the southwest corner of a 50.00 acre tract of land conveyed from Shirley J. Breedlove to Louis T. Salinas, et ux as recorded in the Official Records Instrument # 200302986 of said county;

THENCE, South 75°08'38" East, with the North line of the 91.973 Williams tract and the South line of the 50.00 acre Salinas tract, passing at an approximate distance of 1,194 feet a point for the southeast corner of the 50.00 acre Salinas tract and the southwest corner of the residual 100 acre Olson tract, and continuing for an overall distance of 2,380.77 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 91.97 acres 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 2006 and is true and correct to the best of my knowledge and belief.


Bennie L. Galvan
Registered Professional Land Surveyor
Texas No. 5229



1-11-07

EXHIBIT A