

102 Aberdeen St, Victoria, TX 77904

25-000110

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: 04/01/2025

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 9, 2011 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's Instrument No. 201104897, with Gilbert Balderas, Jr. and Glenda E. Balderas (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for NTFN, Inc mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Gilbert Balderas, Jr. and Glenda E. Balderas, securing the payment of the indebtedness in the original amount of \$129,725.00, 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. BEING LOT NUMBER FORTY-EIGHT (48), IN BLOCK NUMBER ONE (1), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 54 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED

2025 JAN 30 P 12:41

Sn
Patti Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq., or AWEST OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, 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.

1/24/2025

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

Executed on

January 30, 2025

SUBSTITUTE TRUSTEE

Agency Sales & Posting
Arnold Mendoza, Alexis Mendoza, Sandra Mendoza,
Elizabeth Anderson OR Jo Woolsey, Bob Frisch,
Adolfo Rodriguez, Janice Stoner or Jodi Steen OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/26/2002	Grantor(s)/Mortgagor(s): ELIJAH HAYNES AND SPOUSE ALICE F. HAYNES
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: CitiMortgage, Inc.
Recorded in: Volume: N/A Page: N/A Instrument No: 200204045	Property County: VICTORIA
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd , Ewing, NJ 08618
Date of Sale: 4/1/2025	Earliest Time Sale Will Begin: 11am
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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER ONE (1), OF MEIGS 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 287, AT PAGE 257 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Jo Woolsey, Bob Frisch, Adolfo Rodriguez, Janice Stoner or Jodi Steen, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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 PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 2/5/2025

Myra Homayoun

Myra Homayoun, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated: 2-6-25

Printed Name: Jo Woolsey

Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

2025 FEB -6 A 8:35

SD

MH File Number: TX-23-97467-POS
Loan Type: VA

VICTORIA COUNTY, TEXAS

FILE No. 10447
County Clerk, Victoria County, Texas

FILED

2025 FEB -6 A 8:39

50

00000010358943

606 E MESQUITE
VICTORIA, TX 77901

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

VICTORIA COUNTY, TEXAS

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: April 01, 2025

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 October 26, 2010 and recorded in Document INSTRUMENT NO. 201010707 real property records of VICTORIA County, Texas, with JEREMY SHEDD, A SINGLE PERSON, grantor(s) and WELLS FARGO HOME MORTGAGE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEREMY SHEDD, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$71,536.00, 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



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, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, VANNA HO, ADOLFO RODRIGUEZ 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: _____

606 E MESQUITE
VICTORIA, TX 77901

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00000010358943

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER TEN (10), OF CRESTWOOD SOUTH ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT RECORD IN VOLUME 298, PAGE 364, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE 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 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 16, 2024 and recorded under Clerk's File No. 202403569, in the real property records of VICTORIA County Texas, with Alicia Y. Allen, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wallick and Volk, Inc. its successors and assigns as Original Mortgagee.

Deed of Trust executed by Alicia Y. Allen, an unmarried woman securing payment of the indebtedness in the original principal amount of \$147,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Alicia Y. Allen. JPMorgan Chase Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. JPMorgan Chase Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. JPMorgan Chase Bank, National Association, is representing the Mortgagee, whose address is: 3415 Vision Drive, Columbus. OH 43219-6009.

Legal Description:

BEING LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER NINE (9), OF TANGLEWOOD SUBDIVISION, SECTION IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 40 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

SALE INFORMATION**Date of Sale: 04/01/2025****Earliest Time Sale Will Begin: 11:00 AM**

Location of Sale: **The place of the sale shall be: VICTORIA** County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

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.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE** Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Adolfo Rodriguez, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 02/07/2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: _____

C&M No. 44-24-02786

2025 FEB 10 P 2:18

SD.

VICTOR M. COULSON, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 11 P 1:13
Jo Woolsey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

T.S. #: 2025-12727-TX

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

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

Date: **4/1/2025**
Time: **The earliest time the sale will begin is 11:00 AM , or within three (3) hours after that time.**
Place: **Victoria County Courthouse, Texas, at the following location: 115 North Bridge Street , Victoria, TX 77901 FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET**
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

BEING LOT NUMBER THIRTEEN (13) IN BLOCK NUMBER THREE (3), OF COLEMAN ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 45 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Commonly known as: 1204 ALCOA ST VICTORIA, TX 77901

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **3/28/2016** and recorded in the office of the County Clerk of Victoria County, Texas, recorded on **3/29/2016** under County Clerk's File No **201603307**, in Book -- and Page -- of the Real Property Records of Victoria County, Texas.

Grantor(s):	ARCHIE ONEAL FRANKLIN, JR. AND KRISTIE ANN VALDERRAMA, HUSBAND AND WIFE
Original Trustee:	BARBARA JONES
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner, Jodi Steen, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Adolfo Rodrigez aka Adolfo Rodriguez, Jim Mills, Susan Mills, Russell Cain, Marilyn Cummings, Jan Regan, Tina Jacob, Ed Henderson, Pat Brennan, Rosie Trevino, Jim Chilcoat, Will Dabbs, Jeff Benton, Jennyfer Sakiewicz
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for GEORGETOWN MORTGAGE, LLC, A LIMITED LIABILITY COMPANY, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2025-12727-TX

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 referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

The sale will be made expressly subject to any title matters 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. 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 or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$129,496.00, executed by ARCHIE ONEAL FRANKLIN, JR. AND KRISTIE ANN VALDERRAMA, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for GEORGETOWN MORTGAGE, LLC, A LIMITED LIABILITY COMPANY, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-12727-TX

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 2/8/25

Nestor Solutions, LLC, Auction.com, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner, Jodi Steen, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Adolfo Rodrigez aka Adolfo Rodriguez, Jim Mills, Susan Mills, Russell Cain, Marilyn Cummings, Jan Regan, Tina Jacob, Ed Henderson, Pat Brennan, Rosie Trevino, Jim Chilcoat, Will Dabbs, Jeff Benton, Jennyfer Sakiewicz



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

Notice of Trustee's Sale

2025 FEB 11 P 3:57

Date: February 11, 2025

Trustee: Stephen A. Beal

MD
Deirdre Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Street Address for Trustee: PO Box 195607, Dallas, TX 75219

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

Obligation: Real Estate Lien Note dated April 24, 2018, from Maker, Ernestina Salazar to Payee, BP-Residential, L.L.C., in the original principal amount of \$52,500.00

Deed of Trust

Date: April 24, 2018

Recording Information: Filed on May 2, 2018, and recorded under document number 201805077 Official Public Records of VICTORIA County, Texas

Grantor: Ernestina Salazar

Trustee: Stephen A. Beal

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

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

Date of Sale (first Tuesday of month): March 4, 2025

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

FILE No. 10454
County Clerk, Victoria County, Texas

FILED

2025 FEB 11 P 4: 28

MO

VICTORIA COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 04/28/2024
Grantor(s): Eldin M. Melendez Canaca
Mortgagee: Casas For All, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 202409642
Property County: Victoria County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Victoria County, Texas, being more particularly described as, LOT 1, BLOCK 2, STUBBLEFIELD PORT ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 56, PLAT RECORDS OF VICTORIA COUNTY, TEXAS. ***This deed is made as a correction deed ("Correction Deed of Trust") to that certain Deed of Trust (Corrected Deed of Trust") dated January 10, 2025 executed by Grantor herein to Grantee herein, and under recordation No. # 202501143 in the Official Records of Real Property of Victoria County, Texas, for the purpose of including tax count number to have an effective date 04/28/2024." This Correction Deed correctly describes the effective Date. Other than this stated correction, this Correction Deed is intended to restate in all respects the Corrected Deed, and the effective date of this Correction Deed relates back to the effective date of the Corrected Deed". This correction is prepared, executed by a person with knowledge of the mistake and recorded to correct the legal description in the original document pursuant to Texas Property Code §§ 5.027 and/or 5.028. (more particularly described in the Loan Documents).

Date of Sale: 3/4/2025

Earliest Time Sale Will Begin: 11:00 AM

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

The Trustee or 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.

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 2/11/2025



Jo Woolsey or Bob Frisch or Arnold
Mendoza or Sandra Mendoza or Adolfo
Rodriguez or Janice Stoner or Jodi Steen or
Gary Laws or Barbara Laws or Riley Laws
or Lucia Cortinas or Michelle Figueroa or
Enrique Loera or Susana Garcia or Donna
Brammer or Katrina Rodriguez or Cesar
Acosta or Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or Mark
Laffaye or Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or Emilio
Martinez or Miguel Alberto Molina Alvarez
or Sarah Friedman or Viridiana Silva or
Tami Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or Kenneth
David Fisher or John Hodges or Michele
Laffite or Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah Hicks or
Alex Collazo or Erica Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

2025 FEB 11 P 4: 28

Deed of Trust

Date: 04/01/2021
Grantor(s): Adrian Espinoza Vazquez and Brittany Renee Garza
Mortgagee: 2020 Homes and Land, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 202107563
Property County: Victoria County

MD
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Victoria County, Texas**, being more particularly described as **Lot Number Eighteen (18), in Block Number Three (3), 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 2, Page 44 of the Plat Records of Victoria County, Texas.** (more particularly described in the Loan Documents).

Date of Sale: 3/4/2025

Earliest Time Sale Will Begin: 11:00 AM

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

The Trustee or 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.

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:

2020 Homes and Land, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 2/11/2025



Jo Woolsey or ~~Bob Frisch~~ or Arnold
Mendoza or Sandra Mendoza or Adolfo
Rodriguez or Janice Stoner or Jodi Steen or
R. Gary Laws or Susanne Laws or Riley
Laws or Maribel Manrique or Lucia
Cortinas or Michelle Figueroa or Enrique
Loera or Susana Garcia or Donna Brammer
or Katrina Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or David
Cerdeira or Jose Martinez or Mark Laffaye or
Alexander Lawson or Maria Dabrowska or
Lesbia Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or Sarah
Friedman or Viridiana Silva or Tami
Machoka or William Koeing or Eduardo
Silva or Peggy Munoz or Kenneth David
Fisher or John Hodges or Michele Laffite
or Rodolfo Pineda or Karina Galvan or
Ramon Guajardo or Nailah Hicks or Alex
Collazo or Erica Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILE No. 10456
County Clerk, Victoria County, Texas

FILED

2025 FEB 13 A 11:00 00000010257392

216 LANSDOWN ST
VICTORIA, TX 77904

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: April 01, 2025

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 July 31, 2019 and recorded in Document CLERK'S FILE NO. 201908744; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 202109838 real property records of VICTORIA County, Texas, with SCOTT A DRAKE AND DEBRA DRAKE HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SCOTT A DRAKE AND DEBRA DRAKE HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$220,825.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, VANNA HO, ADOLFO RODRIGUEZ 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: _____

216 LANSDOWN ST
VICTORIA, TX 77904

00000010257392

00000010257392

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER FIVE (5), IN BELLTOWER UNIT II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 37-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

FILED

Our Case No. 23-03954-FC-2

2025 FEB 18 A 8:20

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

MD
Delia Casla
COUNTY CLERK
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF VICTORIA

Deed of Trust Date:
June 20, 2013

Property address:
709 PHEASANT DR
VICTORIA, TX 77905

Grantor(s)/Mortgagor(s):
STEPHEN GONZALES AND TARA K GONZALES,
HUSBAND AND WIFE

LEGAL DESCRIPTION: BEING Lot Number Five (5), in Block Number One (1), of QUAIL CREEK WEST, BLOCK ONE, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 5, at Page 16 of the Plat Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
WALLICK AND VOLK, INC., ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: APRIL 1, 2025

Property County: VICTORIA

Original Trustee: GENEVA B. TURNER

Recorded on: June 25, 2013
As Clerk's File No.: 201307712
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza,
Adolfo Rodriguez, Janice Stoner, Jodi Steen, Alexis
Mendoza, Bill Larew, Leslye Evans, Sarah Mays, Susan
Sandoval, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner, Jodi Steen, Alexis Mendoza, Bill Larew, Leslye Evans, Sarah Mays, Susan Sandoval, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted 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** as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, February 13, 2025

MARINOSCI LAW GROUP, P.C.

By: _____

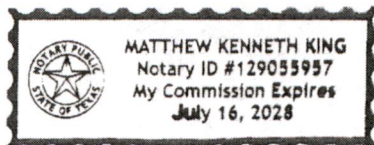
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Matthew Kenneth King, the undersigned officer, on this, the 13th day of February 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of ~~such corporation~~ for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



Notary Public for the State of TEXAS

My Commission Expires: 07/16/2028
Matthew Kenneth King
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 23-03954

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

COPY

FILE No.

10458

County Clerk, Victoria County, Texas

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 8, 2016, executed by **MICHAEL S. CUELLAR, SR., A SINGLE PERSON, AND REBECCA A. GAONA, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 201610295, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2015 Cavco Manufactured Home, Serial No. CAV150TX1511903A.

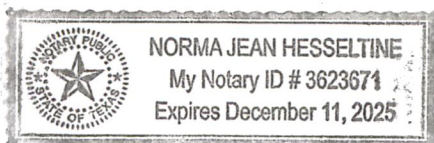
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the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

EXECUTED this 14 day of February, 2025.


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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 14 day of February, 2025, to certify which witness my hand and official seal.




NOTARY PUBLIC, STATE OF TEXAS

FILED

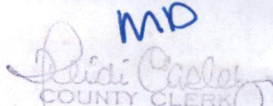
FEB 18 P 1:32
MD

COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

Lot 2, Block 1, Hopkins Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 46, Plat Records, Victoria County, Texas.

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 29, 1999, executed by **FRANK L. TODD, SR. AND SUE TODD, HUSBAND AND WIFE** ("Grantor") to G. Tommy Bastian, Trustee, for the benefit of CountryPlace Mortgage, Ltd., filed for record under Instrument No. 199906349, Official Public Records of Victoria County, Texas; said Deed of Trust being assigned to **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee") by that certain Assignment of Mortgage dated February 6, 2025, filed for record under Instrument No. 2022501033, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 1999 Palm Harbor Manufactured Home, Serial No. MP225685.

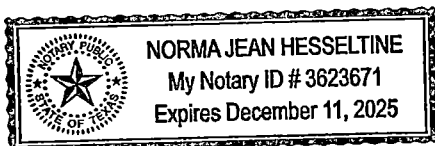
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the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

EXECUTED this 25 day of February, 2025.

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 25 day of February, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING a 0.48 acre portion of Farm Lot 3, Block 1, Range 5, East Above Town in the Original four League Grant to the Town of Victoria, in Victoria County, Texas, and being a portion of that same 5.0 acre tract acquired by Thomas A. Moore and wife, Ethel Moore, from E.O. Hilliard and wife, Essie Hilliard, by deed dated December 11, 1937, of record in Vol. 161, page 356, Deed Records of Victoria County, Texas, described by metes and bounds as follows:

BEGINNING at a one inch pipe for the Northeast corner of said Farm Lot 3;

THENCE South 4 deg. 06 min. East, a distance of 220.0 feet with the Easterly line of Farm Lot 3 (also the Westerly line of Ben Wilson Street, width 55.6 feet) to a one inch pipe for corner;

THENCE South 85 deg. 00 min. West a distance of 95.4 feet to a one inch pipe for corner;

THENCE North 4 deg. 06 min. West a distance of 220.0 feet to a one inch pipe for corner in the Northerly line of farm Lot 3 (also the Southerly line of Lone Tree Road, width 55.6 feet);

THENCE North 85 deg. 00 min. East a distance of 95.4 feet with the Northerly line of Farm Lot 3 (also the Southerly line of Lone Tree Road) to the PLACE OF BEGINNING, containing 0.48 of an acre of land, more or less; and being the same property described in CLAUSE V(a) of the probated Will of Mary Ethel Moore of record in Volume 172, Page 84, of the Probate Records of Victoria County, Texas.

FILED

2025 FEB 26 A 11:24

MD
D. J. Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Foreclosure Sale
February 28, 2025

FILED

2025 FEB 28 A 8:24

SD

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Promissory Note #1:

Dated: April 27, 2018

Original Principal Amount: \$4,631,550.00

Borrower: Laurent Tower, LLC

Lender: The First State Bank

Deed(s) of Trust: Deed of Trust dated April 27, 2018, executed by Laurent Tower, LLC ("Grantor") and recorded in Instrument Number 201804855 of the real property records of Victoria County, Texas;

Second Lien Deed of Trust dated April 27, 2018, executed by 1309 Red River Development Company, LLC ("Grantor") and recorded in Instrument Number 201804863 of the real property records of Victoria County, Texas;

Deed of Trust dated September 24, 2018, executed by Laurent Tower, LLC ("Grantor") and recorded in Instrument Number 201811133 of the real property records of Victoria County, Texas; and

Deed of Trust dated October 20, 2020, executed by 120-MP Victoria, Ltd. and 120 South Main Parking, LLC ("Grantor") and recorded in Instrument Number 202013097 of the real property records of Victoria County, Texas.

Modification

And Extensions: Modification and Extension Agreement dated effective as of November 22, 2023 recorded in Instrument Number 202311317 of the real property records of Victoria County, Texas

Modification and Extension Agreement dated effective as of April 6, 2024 and recorded in Instrument Number 202405117 of the real property records of Victoria County, Texas.

Modification and Extension Agreement dated effective as of August 6, 2024 and recorded in Instrument Number 202409177 of the real property records of Victoria County, Texas.

Promissory Note #2:

Dated: April 27, 2018

Original Principal Amount: \$1,087,758.00

Borrower: 1309 Red River Development Company, LLC

Lender: The First State Bank

Deed(s) of Trust: Deed of Trust dated April 27, 2018, executed by 1309 Red River Development Company, LLC ("Grantor") and recorded in Instrument Number 201804861 of the real property records of Victoria County, Texas;

Deed of Trust dated April 27, 2018, executed by Laurent Tower, LLC ("Grantor") and recorded in Instrument Number 201804857 of the real property records of Victoria County, Texas;

Deed of Trust dated September 24, 2018, executed by Laurent Tower, LLC ("Grantor") and recorded in Instrument Number 201811133 of the real property records of Victoria County, Texas; and

Deed of Trust dated October 20, 2020, executed by 120-MP Victoria, Ltd. and 120 South Main Parking, LLC ("Grantor") and recorded in Instrument Number 202013097 of the real property records of Victoria County, Texas

Modification and Extension: Modification and Extension Agreement dated effective as of November 22, 2023 and recorded in Instrument Number 202311318 of the real property records of Victoria County, Texas

Modification and Extension Agreement dated effective as of April 6, 2024 and recorded in Instrument Number 202405119 of the real property records of Victoria County, Texas.

Modification and Extension Agreement dated effective as of August 6, 2024 and recorded in Instrument Number 202409178 of the real property records of Victoria County, Texas.

Promissory Note #3:

Dated: October 20, 2020

Original Principal Amount: \$1,260,450.00

Borrower: 120-MP Victoria, Ltd.

Lender: The First State Bank

Deed(s) of Trust: Deed of Trust dated October 20, 2020, executed by 120-MP Victoria, Ltd. and 120 South Main Parking, LLC ("Grantor") and recorded in Instrument Number 202013097 of the real property records of Victoria County, Texas.

Deed of Trust dated effective as of November 22, 2023, executed by William G. Wendlandt ("Grantor") and recorded in Instrument Number 202311315 of the real property records of Victoria County, Texas.

Deed of Trust dated effective as of November 22, 2023, executed by Laurent Tower, LLC ("Grantor") and recorded in Instrument Number 202311314 of the real property records of Victoria County, Texas.

Deed of Trust dated effective as of November 22, 2023, executed by 1309 Red River Development Company, LLC ("Grantor") and recorded in Instrument Number 202311313 of the real property records of Victoria County, Texas.

Modification
and Extensions:

Modification and Extension Agreement dated effective as of November 22, 2023 and recorded in Instrument Number 202311312 of the real property records of Victoria County, Texas

Modification and Extension Agreement dated effective as of January 6, 2024 and recorded in Instrument Number 202403333 of the real property records of Victoria County, Texas.

Modification and Extension Agreement dated effective as of April 6, 2024 and recorded in Instrument Number 202405121 of the real property records of Victoria County, Texas.

Modification and Extension Agreement dated effective as of August 6, 2024 and recorded in Instrument Number 202409180 of the real property records of Victoria County, Texas.

Each of the above Promissory Notes number 1 through 3 are herein referred to as the "Note" or collectively as the "Notes." As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended

Trustee and Property Information:

Substitute Trustee: The legal holder of the indebtedness described in each and every Deed of Trust herein appointed Ashley Tegeler Kleiman as Substitute Trustee.

Legal Descriptions:

Tract 1: (221 South Main St, Victoria, TX 77901)

Being 0.1366 acres (5952 square feet) of land situated in Block number One Hundred-Twelve (112), of the Original Townsite of Victoria County, Texas, being the same land described in Deed dated April 1, 2010, from Victoria Main Street Development, LLC to H. Anson Cone and Mary Lauren Bade Cone, filed for record under Clerk's File Number 201002992, Official Records of Victoria County, Texas as described in **Exhibit "A"** attached hereto and incorporate herein by reference for all purposes.

Tract 2: (1309 E Red River Street, Victoria, TX)

Unit 2, 1309 Red River Condominiums, a Condominium Project situated in Victoria, Victoria County, Texas according to the Declaration of Condominium Plats and Exhibits attached thereto of record under Document Number 201608824, Official Public Records, Victoria County, Texas, together with an undivided 71% interest in

the common elements thereof, together with the limited common elements appurtenant thereto.

Tract 3: (East Brazos, Victoria, TX 77901)

Being a 1.240 acre tract of land situated in Farm Lot Two (2), Block Three (3), Range Four (4), East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas and being the same tract of land conveyed by Baptist Temple Church of Victoria, Texas, an unincorporated church to Baptist Temple Church of Victoria, a non-profit corporation, recorded in Volume 1048, Page 115, Deed Records of said County, and further being a portion of those certain tracts of land described as Tract No. One and Tract No. Two as conveyed by Margaret L. Wood to H.W. Griffith, et al according to instrument recorded in Volume 355, Page 588, Deed Records of said County, said 1.240 acre tract of land being more particularly described by metes and bounds on attached **Exhibit "B"**.

Tract 4: (1908 N Laurent St, Victoria, TX 77901)

Lot Number One (1), in Block Number One (1), of American Bank of Commerce, Lot 1, Block 1, a commercial subdivision in the City of Victoria, Victoria County, Texas, according to the established map and plat thereof recorded in Volume 6, Page 229, Plat Records, Victoria County, Texas.

SAVE AND EXCEPT a 48 square foot tract of land, more or less, conveyed to the City of Victoria by corrected instrument dated January 4, 2008, recorded under Instrument Number 200912052, Official Records, Victoria County, Texas.

Tract 5: See attached **Exhibit "C"** attached here to and made a part hereof for all purposes;

Tract 6 (as to Promissory Note #3 only): Being Lots Number One (1) and Two (2), in Block Number One Hundred Forty-Eight (148), City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 3, Page 67, of the Plat Records of Victoria County, Texas, SAVE AND EXCEPT a 0.0112 acre of land out of Lot Number Two (2), Block Number One Hundred Forty-Eight (148) City of Victoria and being more fully described by metes and bounds in Deed dated September 18, 1992, executed by Victoria Regional Museum Association Inc., to Allan Strelec and recorded in Volume 27, Page 522, Official Records Victoria County, Texas.

Foreclosure Sale:

Date:	Tuesday, April 1, 2025
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.
Place:	Front of the East door of the Courthouse building located at 115 North Bridge Street or as designated by the County Commissioner's Office.

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 The First State Bank, Louise'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, The First State Bank, Louise, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of The First State Bank, Louise's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The First State Bank, Louise's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If The First State Bank, Louise passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by The First State Bank, Louise. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute 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 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.

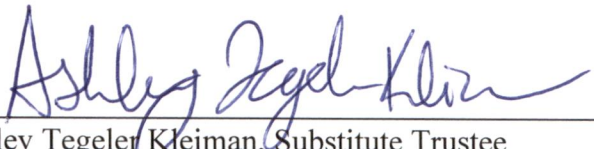
By: 
Ashley Tegeler Kleiman, Substitute Trustee
Duckett, Bouligny & Collins, LLP
207 W. Jackson
P.O. Box 1567
EL CAMPO, TX 77437
Telephone (979) 543-6845
Fax (979) 543-9516

EXHIBIT "A"

BEING 0.1366 acre (3,951 square feet) of land situated in Block 112 of the Original Townsite of Victoria, Victoria County, Texas, and being all of that certain tract of land acquired by Jay Walder Cliburn from Russell C. Fynes by Deed dated March 1, 1982, and recorded in Volume 1143, Page 281, of the Deed Records of Victoria County, Texas, and also being a portion of that certain strip or tract of land acquired by Jay Walder Cliburn from Fred Ruess, Jr. by Deed dated December 20, 1984, and recorded in Volume 1293, Page 643, of the Deed Records of Victoria County, Texas, said 0.1366 acre (3,951 square feet) of land being more fully described by metes and bounds as follows:

BEGINNING at an 'X' scribed in the concrete walk marking the intersection of the West line of Main Street, (55.6 feet in width) with the North line of Juan Linn Street, (55.6 feet in width) said 'X' being the Southeast corner of the said Block 112, also being the southeast corner of Lot 1 of the said Block 112, and also being the most Southeastern corner of the herein described tract;

THENCE N. 74° 00' W., a distance of 71.03 feet along the South line of the said Block 112, same being the North line of Juan Linn Street, and being parallel to and 0.13 foot North of the South wall of the Cliburn Building to the obvious line between the said Cliburn Building and a building presently owned by Ben Y. Mason and Louise S. O'Connor, said point being the most Southwesterly corner of the herein described tract;

THENCE N. 26° 00' E., a distance of 70.71 feet along the West wall of the said Cliburn Building, and being the East wall of the said Ben Y. Mason and Louise S. O'Connor Building, same being the East line of the Ben Y. Mason and Louise S. O'Connor tract to the Northeast corner of the Ben Y. Mason and Louise S. O'Connor Building and then continuing N. 26° 00' E., a distance of 13.1 feet along the West wall of the Cliburn Building, same being the East line of the Ben Y. Mason and Louise S. O'Connor tract, for a total of 83.83 feet to the Northwest corner of the said Cliburn Building, said building corner being the most Northwestern corner of the herein described tract;

THENCE S. 70° 00' E., a distance of 69.41 feet along the North wall of the said Cliburn Building, same being the North line of the said Cliburn tract to the Northeast corner of the said Cliburn Building and then continuing S. 70° 00' E., a distance of 1.37 feet along the North line of the said Cliburn tract for a total distance of 70.98 feet to an 'X' scribed in the concrete walk, said 'X' being in the said West line of Main Street, same being the East line of the said Block 112, said 'X' also being the most Northeastern corner of the herein described tract;

THENCE S. 20° 00' W., a distance of 83.83 feet along the West line of Main Street, same being the East line of the said Block 112, to the PLACE OF BEGINNING, containing within these metes and bounds 0.1366 acre (3,951 square feet) of land.

EXHIBIT "B"

BEING a 1.240 acre tract of land situated in Farm Lot Two (2) Block Three (3), Range Four (4), East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being that same tract of land conveyed to Baptist Temple Church of Victoria, an unincorporated church to Baptist Temple Church Of Victoria, Texas, a non-profit corporation according to instrument recorded in Volume 1048, Page 115 of the Deed Records of said County, and further being a portion of those certain tracts of land described as Tract No. One and Tract No. Two as conveyed by Margaret L. Wood to H.W. Griffith, et al according to instrument recorded in Volume 355, Page 588 of the Deed Records of said County, said 1.240 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described in the south line of said Tract No. One in the north right-of-way line of Colorado St. (55.6' R.O.W.), said rebar being North 84 deg. 56' 00" East, 194.00 feet from a 2 inch diameter iron pipe found marking the intersection of the said north line of Colorado St. and the west right-of-way line of Retama St. (55.6' R.O.W);

THENCE, North 04 deg. 33' 00" West, crossing sold Tract No. One, a distance of 217.35 feet to a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the south right-of-way line of Brazos St. (55.6' R.O.W);

THENCE, North 85 deg. 09' 30" East (record), along said right-of-way line and the common line of said Tract No. One and Tract No. Two, a distance of 194.99 feet to a 5/8 inch diameter steel rebar set to mark the northeast corner of the tract herein described at the northwest corner of that certain tract of land described as 3.90 acres as conveyed by Jentsch Family Partnership to Victoria-Central Park Apartments, Ltd, According to instrument 200000486 of the Official Records of said County;

THENCE, South 04 deg. 33' 00" East (record) along the common line of said 3.90 acre tract of land, a distance of 276.60 feet (record) to a 5/8 inch diameter steel rebar set to mark the southeast corner of the tract herein described at the southwest corner of said 390 acre tract of land, in the aforesaid right-of-way line of Colorado St.

THENCE, South 84 deg. 56' 00" West (record), along said right-of-way line, a distance of 195.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bound a 1.240 acre tract of land, more or less.

EXHIBIT "C"
Legal Description

Tract 1:

Being Lot No. Three (3) and the West 18' 2.25" of Lot No. Four (4), Block No. One Hundred Twenty-Seven (127), Original Townsite of the City of Victoria, Victoria County, Texas, according to the map or plat thereof, recorded in Volume 3 Page 67 of the Map and Plat Records of Victoria County, Texas, as more particularly described in the certain Warranty Deed dated February 15, 1983, from Tom O' Connor, Jr. to Victoria Bank & Trust Company recorded in Volume 1186, Page 832 of the Deed Records of Victoria County, Texas.

~~TRACT 2: Being Lot No. One (1), Block No. One Hundred Twenty-Seven (127), Original Townsite of the City of Victoria, Victoria County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 67 of the Map and Plat Records of Victoria County, Texas, as more particularly described in that certain Warranty Deed dated June 14, 1952, from D. E. Blackburn, et ux to Victoria Bank & Trust Company recorded in Volume 326, Page 340 of the Deed Records of Victoria County, Texas.~~

Tract 3:

All that certain part of Building Lot No. Four (4), Block No. One Hundred Twenty-Seven (127), Original Townsite of the City of Victoria, Victoria County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 67 of the Map and Plat Records of Victoria County, Texas, as more particularly described by metes and bounds in that certain Warranty Deed dated June 28, 1979, from Gordon L. Greeson et al to Victoria Bank & Trust Company recorded in Volume 1020, Page 480 of the Deed Records of Victoria County, Texas.

Tract 4:

Part of Lot No. Four (4), Block No. One Hundred Twenty-Seven (127), Original Townsite of the City of Victoria, Victoria County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 67 of the Map and Plat Records of Victoria County, Texas, as more particularly described in that certain Warranty Deed dated June 21, 1978, from Leonora M. Thomas et al to Victoria Bank & Trust Company recorded in Volume 979, Page 153 of the Deed Records of Victoria County, Texas.

Tract 5:

BEING 1.108 acres of land, same being the North one-half (1/2) of Lot 2, all of Lot 3, and all of Lot 4, in Block 141 of the Original Townsite of Victoria, as recorded in Volume 3, Page 67 of the Map and Plat Records of Victoria County, Texas, said 1.108 acre tract of land being that same tract of land acquired by the following Deeds: (1) the North one-half (1/2) Lot 2 conveyed to Victoria Bank & Trust Company by Lawrence F. Leur, et al by Deed dated October 3, 1975 and recorded in Volume 890, Page 303; (2) All of Lot 3 conveyed to Victoria Bank & Trust Company, by P.K. Stubblefield by Deed dated December 5, 1975 and recorded in Volume 892, Page 426; (3) Westerly one-half (1/2) Lot 4 conveyed to Victoria Bank & Trust Company by Robert J. Gerrard, et ux by Deed dated March 4, 1976 and recorded in Volume 897, Page 425; and (4) East one-half (1/2) of Lot 4 conveyed to Victoria Bank & Trust Company by Myrtle Gunn York, et al by Deed dated July 22, 1971 and recorded in Volume 775, Page 434; all of the above referred to Deeds having been recorded in the Deed Records of Victoria County, Texas; for a total of 1.108 acres of land, being more fully described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch iron rod at the intersection of the Southeast right-of-way line of Liberty Street (55.6 feet in width) and the Southwest right-of-way line of Juan Linn Street (55.6 feet in width), said iron rod being the most Northern corner of the said Lot 3, same being the most Northern corner of the said Victoria Bank of Trust Company tract of land, said iron rod and PLACE OF BEGINNING also being the most Northern corner of the herein described tract;

THENCE, S 70° 00' E (reference bearing: recorded plat of Victoria), a distance of 278.00 feet along the Southwest right-of-way line of the said Juan Linn Street, same being the Northeast line of the said Lots 3 and 4, same also being the

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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 TRUSTEE'S SALE

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

WHEREAS, by Deed of Trust dated October 10, 2019, DANIEL PAYUL B. SCHNEIDER conveyed to DENNIS J. KOWALIK, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Eleven (11) in Block Number Seven (7), of CRESTWOOD SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 2, Page 21 of the Deed Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

THIS CONVEYANCE and the warranty herein contained are expressly MADE SUBJECT to any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other matters affecting the above-described property and appearing of record in the Office of the County Clerk of Victoria County, Texas;

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$40,000.00, executed by DANIEL PAUL B. SCHNEIDER, and made payable to SYLVIA BLUHM (herein the "Note"), which such Deed of Trust is recorded under Instrument #201911977, of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 1st day of April, 2025, I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 1:00 p.m., or within three (3) hours after said time.

The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase or of which the purchaser is considering purchase.

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.

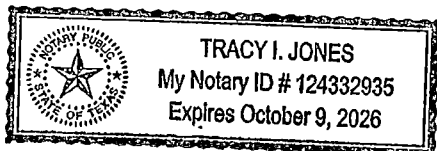
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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


WITNESS my hand this the 26th day of February, 2025


DENNIS J. KOWALIK
Trustee

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on this the 26th day of February, 2025, by DENNIS J. KOWALIK.




NOTARY PUBLIC, STATE OF TEXAS

FILED

2025 MAR -3 P 12: 58


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 104666
County Clerk, Victoria County, Texas

FILED

2025 MAR -6 A 9:15

Sp
Debi Coker
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of April, 2025
Time: 11:00 AM or not later than three hours after that time
Place: AT "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" in Victoria County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: March 16, 2006
Grantor(s): CHRIS J. PARSONS, A SINGLE MAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Decision One Mortgage Company, LLC, its successors and assigns
Original Principal: \$90,720.00
Recording Information: Deed Inst.# 200603622,
Current Mortgagee/Beneficiary: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4
Secures: The Promissory Note (the "Note") in the original principal amount of \$90,720.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Victoria
Property Description: (See Attached Exhibit "A")
Property Address: 215 Stone Gate Drive, Victoria, TX 77904
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 25-01967TX

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Auction.com

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____. I declare
under penalty perjury that _____ I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER ONE (1), OF HIGHLAND HILLS 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 6, PAGE 209 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILE No. 10467
County Clerk, Victoria County, Texas

FILED

2025 MAR -6 A 9:15

197 LIVE OAK DR
INEZ, TX 77968

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Debi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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: April 01, 2025

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 May 31, 2019 and recorded in Document CLERK'S FILE NO. 201906175; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 202308428 real property records of VICTORIA County, Texas, with BRANDON COOPER AND LAUREL COOPER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRANDON COOPER AND LAUREL COOPER, securing the payment of the indebtednesses in the original principal amount of \$232,707.00, 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



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, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, VANNA HO, ADOLFO RODRIGUEZ 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: _____

197 LIVE OAK DR
INEZ, TX 77968

00000010316248

00000010316248

VICTORIA

EXHIBIT "A"

BEING TRACT NUMBER THIRTEEN (13) OF LIVE OAK ESTATES, AN ADDITION IN VICTORIA COUNTY, TEXAS,
ACCORDING TO THE ESTABLISHED MAP AND
PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 21 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS,
TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED

FILE No. 10468
County Clerk, Victoria County, Texas

2025 MAR -6 A 9:16

SO

Debi O'Leary
COUNTY CLERK
VICTORIA COUNTY, TEXAS

00000010375707

305 WESTBROOK DRIVE
VICTORIA, TX 77904

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: April 01, 2025

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 February 28, 2008 and recorded in Document CLERK'S FILE NO. 200802341 real property records of VICTORIA County, Texas, with EMILIO G GARZA AND VICTORIA T GARZA, HUSBAND AND WIFE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EMILIO G GARZA AND VICTORIA T GARZA, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$171,920.00, 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



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, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, VANNA HO, ADOLFO RODRIGUEZ 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: _____

305 WESTBROOK DRIVE
VICTORIA, TX 77904

00000010375707

00000010375707

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER SIXTY-ONE (61), IN BLOCK NUMBER ONE (1), OF BELLTOWER VII, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, PAGE 161 C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2025 MAR -6 A 9:16

SO

3611 HANSELMAN RD
VICTORIA, TX 77901

00000010203255
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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: April 01, 2025

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 November 06, 2020 and recorded in Document INSTRUMENT NO. 202012576 real property records of VICTORIA County, Texas, with NICHOLAS HINOJOSA A SINGLE PERSON AND KAILEY NGUYEN A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NICHOLAS HINOJOSA A SINGLE PERSON AND KAILEY NGUYEN A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$177,510.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, VANNA HO, ADOLFO RODRIGUEZ 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: _____

3611 HANSELMAN RD
VICTORIA, TX 77901

00000010203255

00000010203255

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER ONE (1), OF PELICANS POINT SUBDIVISION, A SUBDIVISION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 9, PAGE 147-B, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain FHA Deed of Trust dated September 30, 2022 recorded under Document No. 202210996, in the Official Public Records of Victoria County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Monica Sanchez Hernandez (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated September 30, 2022, in the original principal sum of \$108,965.00 executed by Monica Sanchez Hernandez and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, Texas Dow Employees Credit Union ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas;

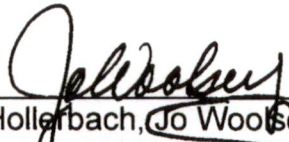
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, James L. Hollerbach, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Victoria County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Victoria County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor

obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the front of the east door of the courthouse building located at 115 North Bridge Street or as otherwise designated by the County Commissioner's Office at 11:00 a.m. (at the earliest), or within three (3) hours thereafter, on April 1, 2025, that being the first Tuesday of that month.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Suite 1800, San Antonio, Texas 78205.

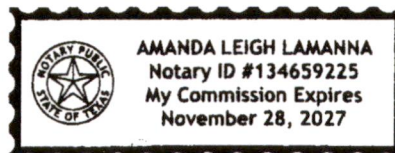
Executed in multiple originals on this 6th day of March, 2025.


James L. Hollerbach, Jo Woolsey,
Bob Frisch, Arnold Mendoza, Sandra
Mendoza, Adolfo Rodriguez, Janice Stoner
or Jodi Steen,
Substitute Trustee
6700 N. New Braunfels Avenue
San Antonio, Texas 78209

STATE OF TEXAS §
 §
COUNTY OF Victoria §

This instrument was acknowledged before me on the 6th day of March, 2025, by James L. Hollerbach, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, Substitute Trustee, on behalf of said Trust.


Notary Public, State of Texas



PROPERTY DESCRIPTION

0.186 acres of land, more or less, being all of Lot No. Forty-Seven (47) and the most Easterly 10' (E/10') of Lot No. Forty-Six (46), Block No. Seven (7), of VICTORIA MANOR, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 2, Page 39, Map and Plat Records of Victoria County, Texas.

2:05 **FILED** Pm
O'CLOCK

MAR 06 2025

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

EXHIBIT "A"

1:08 **FILED** PM
O'CLOCK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAR 10 2025

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of April, 2025
Time: 11:00 am or not later than three hours after that time
Place: **FRONT OF THE EAST DOOR OF THE COURTHOUSE
BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR
AS DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE.**

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

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 27, 2022
Grantor(s): L2E Investments and Development, LLC
Original Mortgagee: RCN Enterprises, LLC d/b/a Nworie Capital
Original Principal: \$157,500.00
Recording Information: Deed Inst.# 202208572
Current Mortgagee/Beneficiary: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-5
Secures: Term Note (the "Note") in the original principal amount of \$157,500.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, amended, corrected and/or extended.

PROPERTY TO BE SOLD:

Property County: Victoria
Property Description: (See Attached Exhibit "A")
Property Address: 1717 E. Mesquite Lane, Victoria, Texas 77901-4247
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLC, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, or any.

SUBSTITUTE TRUSTEE ADDRESS: 14800 Landmark Blvd, Suite 850, Addison, TX 75254

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Ste. 780, Irving, Texas 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is

_____. I declare under penalty perjury that I filed

and/or recorded 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.

**Return to: Jay.Jordan@mccalla.com or McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Ste. 780,
Irving, Texas 75038**

EXHIBIT "A"

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER FOUR (4), OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAPOR PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

1:08 **FILED** PM
O'CLOCK

THE STATE OF TEXAS)
)
COUNTY OF VICTORIA)

MAR 10 2025

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

WHEREAS, **TANGLEWOOD INVESTORS LLC**, a Texas limited liability company (the "**Borrower**") executed and delivered a certain *Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing* (the "**Deed of Trust**") dated as of July 10, 2019, **conveying to Jay C. Paxton**, as Trustee, the real and personal property described in that Deed of Trust, which is recorded in the Official Public Records of Victoria County, Texas, as follows:

DATE RECORDED DOCUMENT NO.
07/10/2019 D/T 201907608

WHEREAS, the indebtedness secured by this Deed of Trust has matured (by acceleration or otherwise) and remains outstanding and delinquent (after demand for payment in full therefore having been made and unperformed), and **FANNIE MAE**, the owner and holder of the indebtedness secured by this Deed of Trust and the due and lawful Beneficiary thereunder (by assignment and as successor in interest thereto), has requested the Substitute Trustees exercise the power to sell this Property (as defined below).

NOW, THEREFORE, notice is hereby given that at **11:00 a.m.** (or within three hours thereafter) on **Tuesday, April 1, 2025**, I will sell:

- The real property described on the attached Exhibit "A" (the "**Real Property**"), and
- The other property (whether real property, personal property, fixtures or otherwise) which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the "**Property**")

The Property described above shall be sold to the highest bidder. The sale shall be conducted in accordance with the Deed of Trust and the Texas Property Code in the area designated by the Commissioners Court of Victoria County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted) at the date and time of the sale indicated herein above.

FANNIE MAE, the owner and holder of the indebtedness secured by the Deed of Trust, reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Substitute Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

1. the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
2. if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;
3. the name and address of any person to be identified as the grantee in the Trustee's Deed;
4. the purchaser's tax identification number;
5. a government-issued photo identification to confirm the identity of each individual tendering funds for the winning bid; and
6. any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.

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

Executed this 10th day of March __, 2025.

By: _____

Substitute Trustee

**Jo Woolsey, Bob Frisch, Janice Stoner, Jodi Steen,
and David Garvin**

Attn; Clay M. Taylor

Dentons, US LLP

100 Crescent Court, Suite 900

Dallas, Texas 75201-2347

214 647-2496

Clay.Taylor@Dentons.com

EXHIBIT A

DESCRIPTION OF THE LAND

Being a 4.000 acre tract in the TANGLEWOOD area out of the M. Devine Survey, A-161, Victoria County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Northeast line of Sam Houston Dr., which point bears N. 45 degrees 25' 41" W. 1006.47 feet with said Northeast line of Sam Houston Drive from intersection with the Northwest line of U.S. Highway 59;

THENCE N. 45 degrees 25' 41" W. 286.35 feet with said Northeast line of Sam Houston Drive to a point for the West corner of this tract;

THENCE N. 44 degrees 34' 19" E. 608.49 feet to a point for the North corner;

THENCE S. 45 degrees 25' 41" E. 286.35 feet to a point for the East corner of this tract;

THENCE S. 44 degrees 34' 19" W. 608.49 feet to the POINT OF BEGINNING and CONTAINING 4.000 acres of land, more or less.

Note: Said 4.000 acre tract being the same 4.000 acre tract as described by metes and bounds as set forth in surveyed legal description below:

Being a tract of land containing 4.000 acres (174,241 square feet), located within the M. Devine Survey, Abstract Number (No.) 161, in Victoria County, Texas; Said 4.000 acre tract being all of a called 4.000 acres of land recorded in the name of Dkak, LLC in Victoria County Clerk's File (V.C.C.F.) No. 201105776; Said 4.000 acre tract being more particularly described by metes and bounds as follows (all bearings shown hereon are based on the east line of Tanglewood, Section VI, a subdivision recorded in Volume 5, Page 36, of the Victoria County Plat Records (V.C.P.R.):

BEGINNING at a 5/8-inch iron rod found at the west corner of said 4.000 acre tract and the south corner of Block 17 of said Tanglewood, Section VI, being on the northeast Right-of-Way (R.O.W.) line of Sam Houston Drive (eighty feet wide), from which a 5/8-inch iron rod found at the west corner of said Block 17 at the east intersection of said

Sam Houston Drive and Palmwood Drive (60 feet wide), bears North 45 degrees 25 minutes 41 seconds West, a distance of 125.00 feet;

Thence, with the northwest line of said 4.000 acre and the southeast line of said Block 17, North 44 degrees 34 minutes 19 seconds East, a distance of 608.49 feet to a PK nail in concrete found at the north corner of said 4.000 acre tract and being on the southwest line of Tanglewood Section VII, a subdivision recorded in Volume 6, Page 32, of the V.C.P.R.;

Thence, with the northeast line of said 4.000 acre tract and the southwest line of said Tanglewood Section VIII, South 45 degrees 25 minutes 41 seconds East, a distance of 286.35 feet to a 5/8-inch iron rod found at the east corner of said 4.000 acre tract and the north corner of a +/- 1.412 acre tract of land recorded in the name of Doug Campbell and Mark Porterfield in V.C.C.F. No. 201207841;

Thence, with the southeast line of said 4.000 acre tract, the northwest lines of said +/- 1.412 acre tract, a called 3.1808 acre tract of land recorded in the name of Caltex Partners, LLC in V.C.C.F. No. 201106690 and a called 0.304 acre tract of land recorded in the name of Kuntalben Patel and Rupakkumar Patel in V.C.C.F. No. 201612302, South 44 degrees 34 minutes 19 seconds West, a distance of 608.49 feet to 5/8-inch iron rod with a Miller Survey Group (MSG) cap set at the south corner of said 4.000 acre tract and the west corner of said 0.304 acre tract, being on the northeast R.O.W. line of said Sam Houston Drive;

Thence, with the southwest line of said 4.000 acre tract and the northeast R.O.W. Line of said Sam Houston Drive, North 45 degrees 25 minutes 41 seconds West, a distance of 286.35 feet to the POINT OF BEGINNING and containing 4.000 acres (174,241 square feet) of land.

FILE No. 10474
County Clerk, Victoria County, Texas

FILED

2025 MAR 10 P 1:53

SD

Jodi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SALE
(Substitute Trustee)

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF VICTORIA

§

§

WHEREAS, TG&RM INVESTMENT PROPERTIES, LLC, a Texas limited liability company (the "Mortgagor") executed and delivered to Travis Burris, Trustee for Texas Champion Bank, a certain Deed of Trust dated July 21, 2022, which instrument was filed for record on July 25, 2022, under Document Number 202208435, Official Public Records of Victoria County, Texas, covering the hereinafter described property; and

WHEREAS, Texas Champion Bank, the Beneficiary under the Deed of Trust, is the owner and holder of the said promissory note and deed of trust.

WHEREAS, the undersigned whose address is 555 N. Carancahua, Suite 1510, Corpus Christi, Texas 78401-0855, has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and the Beneficiary under the Deed of Trust, as the holder of the indebtedness secured by the Deed of Trust, has instructed the undersigned Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust, the hereinafter described property at the place in Victoria County, Texas, designated by the Commissioner's Court of such County where sales are to take place, on the 1st day of April 2025, to-wit:

1.3017-acre tract of land being a portion of Lot 1, Block 7, Castle Hills West, Section 1, Victoria, Victoria County, Texas, more fully described on Exhibit "A" attached hereto.

The earliest time at which the sale will occur will be 1:00 p.m., and the sale will be conducted not later than three hours after that time, such hours being between 1:00 p.m. and 4:00 p.m. Further, the sale will be held at the area as designated by the Commissioners Court of Victoria County, Texas, where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

The sale shall be "AS IS" WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES, AND SHALL BE AT PURCHASER'S OWN RISK.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extent such are still in force and effect.

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

EXECUTED this 10th day of March 2025.

F-T SERVICE CORP.
Substitute Trustee

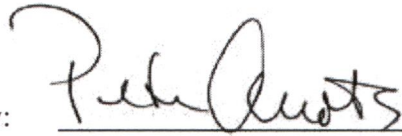
By: 
Peter E. Avots, Vice President
555 N. Carancahua, Suite 1510
Corpus Christi, Texas 78401-0855

EXHIBIT A

LEGAL DESCRIPTION

Being a tract or parcel of land containing 1.3017 acres, more or less, situated in and a part of Lot No. One (1), in Block No. Seven (7), of Castle Hill West Section 1, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 4, Page 63, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds as follows:

Rental Center building and land at 6602 North Navarro, Victoria, Texas more particularly described as "Being 1.3017 acres of land situated in the John Hughes Survey, Abstract 182 in Victoria County, Texas, and being a portion of Lot 1, Block 7 of the Castle Hill West Subdivision Section 1, to Victoria, Victoria County, Texas, according to the Plat recorded in Volume 4, Page 63 of the Plat and Map Records of Victoria County, Texas, said 1.3017 acre tract or land being more fully described by metes and bounds as follows:

BEGINNING at an iron rod at the Northwest corner of the said Lot 1, Block 7, Castle Hill West, Section 1, said iron rod also being in the East right-of-way line of State Highway 77 and also being the most Southern corner of a tract of land presently owned by Schaefer Well Service and also being the Northwest corner of the herein described tract;

THENCE N. 45 degrees 00' E., a distance of 250.00 feet along the common line between the said Schaefer Well Service tract and the said Lot 1, Block 7 of Castle Hill West, Section 1, to an iron rod set for the Northeast corner of the said Lot 1, Block 7, Castle Hill West, Section 1, said iron rod also being the Northeast corner of the herein described tract;

THENCE S. 19 degrees 26' 51" E., a distance of 311.30 feet along the Northeast line of the said Lot 1, Block 7, Castle Hill West, Section 1, to an iron rod set for the Southwest corner of the herein described tract;

THENCE S. 83 degrees 07' W., a distance of 288.88 feet to an iron rod set in the West line of the said Lot 1, Block 7, Castle Hill West, Section 1, said iron rod also being in the East right-of-way line of State Highway 77, and also being the Southwest corner of the herein described tract;

THENCE N. 02 degrees 25' E., a distance of 151.50 feet along the West line of the said Lot 1, Block 7, Castle Hill West, Section 1, same being the East right-of-way line of State Highway 77 to the PLACE OF BEGINNING, containing within these metes and bounds, 1.3017 acres of land, more or less." In the names of Burle H. Green and Elsie L. Green.

2025 MAR 11 P 3:08

MD
Debra Enaley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MANTE INVESTMENT PROPERTIES LLC delivered that one certain Deed of Trust dated JUNE 10, 2022, which is recorded in INSTRUMENT NO. 202206696 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$59,800.00 payable to the order of COMMERCIAL LENDER LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

WHEREAS, TOORAK CAPITAL PARTNERS, LLC, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on APRIL 1, 2025, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

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

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is TOORAK CAPITAL PARTNERS, LLC, 15 MAPLE ST, SECOND FLOOR WEST, SUMMIT, NJ 07901. The name and address of the Mortgage Servicer is ELITE COMMERCIAL SERVICING, P.O. BOX 3201, VERNON, CT 06066. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: MARCH 10, 2025.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SANDRA MENDOZA
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR
W.D. LAREW OR ADOLFO RODRIGUEZ

FILE NO.: MISC-1899
PROPERTY: 1905 NORTH BEN WILSON ST, APT. 15
VICTORIA, TEXAS 77901
MANTE INVESTMENT PROPERTIES LLC

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

EXHIBIT "A"

Tract I: BEING Lot Number Fifteen (15), in Block Number One (1), of IMPERIAL PLAZA, 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 18 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Tract II: An undivided 1/16th interest in and to all driveways, parking, sidewalks and greenbelt area, being the most Easterly, 30' by 200' portion of Imperial Plaza

FILE NO.: MISC-1899
MANTE INVESTMENT PROPERTIES LLC

EXHIBIT "C"
Legal Description

corner of Lot 4, Block 167, same also being the most Eastern corner of the said Victoria Bank & Trust Company tract of land, said iron rod also being the most Eastern corner of the herein described tract;

THENCE, S 20° 08' W, a distance of 277.80 feet along the common line between the said Lots 3 and 4, and the common line between the said Lot 2 and Lot 1, Block 157, same being the Southeast line of the said Victoria Bank & Trust Company tract of land, to an existing 5/8 inch iron rod in the Northeast right-of-way line of Juan Linn Street (55.6 feet in width), said iron rod being the most Southern corner of the said Lot 2, same being the most Western corner of the said Lot 1, same also being the most Southern corner of the said Victoria Bank & Trust Company tract of land, said iron rod also being the most Southern corner of the herein described tract;

THENCE, N 70° 00' W, a distance of 138.90 feet along the Northeast right-of-way line of the said Juan Linn Street, same being the Southwest line of the said Lot 2, same also being the Southwest line of the said Victoria Bank & Trust Company tract of land, to an existing "X" marked in concrete at the intersection of the Northeast right-of-way line of the said Juan Linn Street and the Southeast right-of-way line of the said William Street, said "X" being the most Western corner of the said Lot 2, same being the most Western corner of the said Victoria Bank & Trust Company tract of land, said "X" also being the most Western corner of the herein described tract;

THENCE, N 20° 08' E, a distance of 277.80 feet along the Southeast right-of-way line of the said William Street, same being the Northwest line of the said Lots 2 and 3, same also being the Northwest line of the said Victoria Bank & Trust Company tract of land, to the PLACE OF BEGINNING, containing within these metes and bounds 0.886 acre of land.

Tract 7:

Being a Tract of Land 107 feet by 44 feet containing 0.108 acres, more or less, out of Lot 3, Block 143, City of Victoria, described in Volume 956, Page 809, Deed Records, Victoria County, Texas.

Tract 8:

Being all of Lot No. One-R (1-R), Block No. One Hundred Twenty-Eight (128), Original Tracts Resubdivision, No. 32, an addition to the City of Victoria, Victoria County, Texas, according to the map and plat of record in Volume 7, Page 83-C of the Map and Plat Records of Victoria County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.