

## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

Grantor(s)	Albert J. Pena	Deed of Trust Date	April 7, 2009
Original Mortgagee	EquiPoint Financial Network, Inc.	Original Principal	\$93,000.00
Recording Information	Instrument #: 200904745 in Victoria County, Texas	Original Trustee	Robert K. Fowler
Property Address	512 Avenue C, Victoria, TX 77901	Property County	Victoria

### MORTGAGE SERVICER INFORMATION:

Current Mortgagee	PHH Mortgage Corporation	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	PHH Mortgage Corporation	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

### SALE INFORMATION:

Date of Sale	05/06/2025
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The area in front of the East door of the Courthouse building, located at 115 North Bridge Street in Victoria County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Elizabeth Anderson, Janice Stoner, Adolfo Rodriguez, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

### PROPERTY INFORMATION:

#### Legal Description as per the Deed of Trust:

BEING ALL OF LOT NUMBER ELEVEN (11), IN BLOCK NUMBER TWO (2) OF THE AKERS' SUBDIVISION OF A PART OF FARM LOT NUMBER THREE (3) IN BLOCK "B", EAST ABOVE TOWN, WITHIN THE VICTORIA FOUR LEAGUE GRANT, TO THE TOWN OF VICTORIA, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 1, PAGE 5 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES, AND  
BEING ALL OF LOT NUMBER TWENTY-SIX (26) IN BLOCK NUMBER TEN (10) OF THE AKERS' SUBDIVISION NUMEBER TWO (2), OF A PART OF FARM LOT NUMBER THREE (3) IN BLOCK "B", EAST OF TOWN, IN VICTORIA FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION NO. 2, RECORDED IN VOLUME 1, PAGE 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 Beneficiary 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.

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 other matters of record affecting the property, if



## NOTICE OF TRUSTEE'S SALE

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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. 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 Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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.**

**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.**

Dated January 28, 2025.

/s/ Michael Linke

Michael Linke  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

FILED  
2025 JAN 28 P 1:05  
SP  
Victoria County Clerk  
VICTORIA COUNTY, TEXAS



25-00652  
1705 AVONDALE ST, VICTORIA, TX 77901

2025 FEB 20 A 10:16  
SD

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

*Jodi C. Coker*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

BEING LOT NUMBER 1RA, IN BLOCK NUMBER THIRTEEN (13), OF GREENBRIAR PLACE, RESUBDIVISION VI, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 10, PAGE 12-D, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Security Instrument: Deed of Trust dated January 11, 2023 and recorded on January 17, 2023 at Instrument Number 202300521 in the real property records of VICTORIA County, Texas, which contains a power of sale.

Sale Information: May 6, 2025, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by CAROLINA GONZALEZ GODINEZ secures the repayment of a Note dated January 11, 2023 in the amount of \$166,920.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

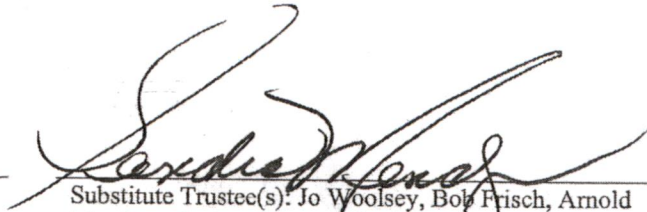
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



4835300

Mary Company

De Cubas & Lewis, P.C.  
Mary Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310



Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold  
Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner,  
John Sisk, Amy Ortiz, Aleena Litton, Daniel  
McQuade, Vanna Holl Arnold Mendoza, Alexis  
Mendoza, Sandra Mendoza, Jennyfer Sakiewicz,  
Adolfo Rodriguez

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Sandra Mendoza, declare under penalty of perjury that on the 20 day of  
February, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the  
requirements of VICTORIA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



FILED

**NOTICE OF FORECLOSURE SALE**

2025 FEB 25 P 1:25

STATE OF TEXAS       §  
                                  §  
COUNTY OF VICTORIA §

MD  
Belia Ornelas  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**WHEREAS**, Cesar Ornelas, as Grantor ("**Grantor**"), executed a Deed of Trust dated April 28, 2022 (together with any corrections, changes in terms, renewals, modifications or extensions thereof, collectively, the "**Deed of Trust**"), conveying to Michael J. Daley, as Trustee, certain real property hereinafter described and situated in Victoria County, Texas, to secure Belia Ornelas, as the Beneficiary under the Deed of Trust in the payment of that certain Real Estate Lien Note dated March 10, 2022, in the original principal balance of \$700,000.00 (together with any corrections, changes in terms, renewals, modifications or extensions thereof, collectively the "**Note**"), which Deed of Trust was recorded on August 9, 2022 as Document No. 202208973 in the Official Public Records of Victoria County, Texas; and

**WHEREAS**, in accordance with the Deed of Trust, Belia Ornelas, as the current Beneficiary under the Deed of Trust and holder and owner of the Note, appointed Sarah Santos and/or Landon Hankins and/or Rachel Garza and/or Joshua Caldwell of Davis & Santos, PLLC, 719 S. Flores Street, San Antonio, Texas 78204, to act as Substitute Trustee; and

**WHEREAS**, default has occurred under the terms of the Deed of Trust, and the principal balance of the Note plus accrued interest and other fees and costs, and all other indebtedness of Grantor owed to Beneficiary, are now wholly due, and Belia Ornelas as Beneficiary, has requested the undersigned to sell the property described in said Deed of Trust and hereinafter described to satisfy said indebtedness.

**NOW THEREFORE**, notice is given as follows:

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

Being Lot Number One (1), Block Number One (1), Artero Funeral Home Subdivision, Victoria, Texas, according to the established map and plat of record in Volume 6, Page 61, Plat Records of Victoria County, Texas.

2. **Instrument to be foreclosed.** The instrument to be foreclosed is the Deed of Trust dated April 28, 2022, executed by Cesar Ornelas, recorded on August 9, 2022 as Document No. 202208973 in the Official Public Records of Victoria County, Texas.

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

Date: Tuesday, May 6, 2025.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Outside in front of the east entrance of the Victoria County Courthouse building located at 115 N. Bridge Street, Victoria, Texas 77901, or as designated by the Victoria County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosures sales are to take place.

If the Beneficiary postpones, withdraws, or **reschedules** the sale for another day, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

4. **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 Beneficiary thereunder to purchase the property, directly or through a designee, and to have the bid credited to the Note or other secured indebtedness 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 their bid immediately in cash if their bid is accepted.

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 of public record from the lien of 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 Beneficiary has the right to direct the trustee or substitute 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" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust, and at the purchaser's own risk. 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 or substitute 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.

5.     **Type of sale.** The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Cesar Ornelas.

The property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. **Obligations secured.** The Deed of Trust provides that it secures the payment of the indebtedness therein described, including, but not limited to the Real Estate Lien Note in the original principal amount of \$700,000.00, executed by Cesar Ornelas, and payable to the order of Belia Ornelas. Belia Ornelas is the current owner and holder of such indebtedness and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Belia Ornelas, 32649 Edgewater Isle, Los Fresnos, Cameron County, Texas 78566.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, as substitute trustee, and/or or the other individuals identified as substitute trustees herein, as substitute trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person as substitute trustee to conduct the sale.

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


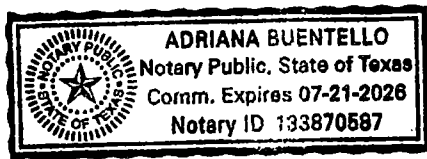


Dated to be effective as of: February 19, 2025.



Landon Hankins, Substitute Trustee  
Davis & Santos, PLLC  
719 S. Flores St.  
San Antonio, Texas 78204  
Tel: (210) 853-5882  
Fax: (210) 200-8395

This instrument was acknowledged before me on February 19, 2025, by Landon Hankins.

  
Notary Public, State of Texas

23-03479  
523 BLAKE ST, VICTORIA, TX 77905

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:  
  
Lot Number Eleven (11), Block Number Eleven (11), Crestview Estates, Section II, An Addition In Victoria County, Texas, According To The Map Or Plat Recorded In Volume 4, Page 69, Plat Records Of Victoria County, Texas.

Security Instrument: Deed of Trust dated May 23, 2022 and recorded on May 24, 2022 at Instrument Number 202205863 in the real property records of VICTORIA County, Texas, which contains a power of sale.

Sale Information: May 6, 2025, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by RODGER BRANSON AND IRENE BRANSON secures the repayment of a Note dated May 23, 2022 in the amount of \$244,900.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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

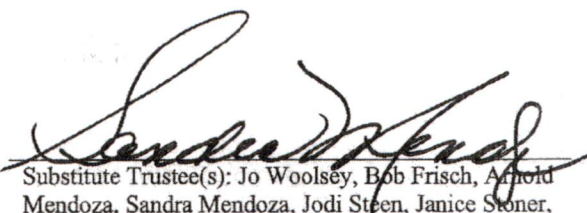


4835771



*Mary Company*

De Cubas & Lewis, P.C.  
Mary Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

  
Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold  
Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner,  
John Sisk, Amy Ortiz, Aleena Litton, Daniel  
McQuade, Vanna Ho||Arnold Mendoza, Alexis  
Mendoza, Sandra Mendoza, Jennyfer Sakiewicz,  
Adolfo Rodriguez

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, **Sandra Mendoza**, declare under penalty of perjury that on the 27 day of February, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VICTORIA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE  
SERVICING (ALW)  
MORALES, JOSEPH  
107 BRIDLE LANE, VICTORIA, TX 77904

VA 62-62-6-1378570  
Firm File Number: 25-042360

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 30, 2019, JOSEPH P. MORALES, SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 201909976, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, May 6, 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 said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER SEVEN-R (7R), OF BRIDLE RIDGE 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 7, PAGE 157 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.


Property Address: 107 BRIDLE LANE  
VICTORIA, TX 77904  
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING  
Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034

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

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

SUBSTITUTE TRUSTEE  
Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Adolfo Rodriguez  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day March 5, 2025.

  
By: \_\_\_\_\_  
Ronny George  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
rgeorge@logs.com



13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for NewRez LLC d/b/a Shellpoint Mortgage  
Servicing

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

FILED

2025 MAR -6 A 9:14

  
COUNTY CLERK  
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 January 10, 2023 and recorded under Clerk's File No. 202300544, in the real property records of VICTORIA County Texas, with Andrew Schneider, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Hometown Lenders Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Andrew Schneider, an unmarried man securing payment of the indebtedness in the original principal amount of \$245,000.00 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 Andrew Schneider. Lakeview Loan Servicing, LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

**Legal Description:**

**BEING LOT NUMBER TEN (10), IN BLOCK NUMBER THREE (3), OF COUNTRY CLUB VILLAGE, 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 43B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.**

**SALE INFORMATION****Date of Sale: 05/06/2025****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 March 7, 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: Sandra Mendoza

FILED

C&M No. 44-25-00586

2025 MAR 10 P 1:26

*Jodi Steen*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



2025 MAR 13 P 3:42

MD  
*Deirdre Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS 0000010391373

304 DUNBAR 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: May 06, 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 August 16, 2011 and recorded in Document INSTRUMENT NO. 201108359; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO'S. 201702146 & 202205353 real property records of VICTORIA County, Texas, with JOHN G UPTON, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN G UPTON, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$177,386.00, 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



304 DUNBAR DRIVE  
VICTORIA, TX 77904

00000010391373

**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: \_\_\_\_\_

304 DUNBAR DRIVE  
VICTORIA, TX 77904

00000010391373

00000010391373

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER TWENTY (20), IN BLOCK NUMBER ONE (1), OF BELLTOWER UNIT III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, AT PAGE 95D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

2025 MAR 13 P 3:43

MD  
*[Signature]*  
COUNTY CLERK 00000010400018  
VICTORIA COUNTY, TEXAS

3302 CHERRY STREET  
VICTORIA, TX 77901

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: May 06, 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 January 09, 2004 and recorded in Document CLERK'S FILE NO. 200400342 real property records of VICTORIA County, Texas, with CHRIS R TREVINO, 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 CHRIS R TREVINO, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$54,150.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2005-RF4 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





3302 CHERRY STREET  
VICTORIA, TX 77901

00000010400018

**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: \_\_\_\_\_

3302 CHERRY STREET  
VICTORIA, TX 77901

00000010400018

00000010400018

VICTORIA

**EXHIBIT "A"**

LOT NUMBER ELEVEN (11), IN BLOCK NUMBER NINE (9), OF HIGH SCHOOL TERRACE AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, AT PAGE 72 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

25-282157

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> May 5, 2017	<b>Original Mortgagor/Grantor:</b> CAITLIN HENRY
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS BENEFICIARY, AS NOMINEE FOR PROSPERITY BANK., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A. <b>Page:</b> N/A. <b>Instrument No:</b> 201705105	<b>Property County:</b> VICTORIA
<b>Mortgage Servicer:</b> U.S. BANK NATIONAL ASSOCIATION	<b>Mortgage Servicer's Address:</b> 2800 TAMARACK RD OWENSBORO, KY 42301

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

**Secures:** Note in the original principal amount of \$179,029.00, executed by CAITLIN HENRY and payable to the order of Lender.

**Property Address/Mailing Address:** 114 BUCKINGHAM STREET, VICTORIA, TX 77904

**Legal Description of Property to be Sold:** BEING LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER SIXTEEN (16), OF CASTLE HILL WEST, 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 5, PAGE 11 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

<b>Date of Sale:</b> MAY 06, 2025	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen whose address is 14800 LANDMARK BLVD.,



SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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

  
SUBSTITUTE TRUSTEE

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Auction.com OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

FILED

2025 MAR 20 A 10:43

MMO  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



FILED

2025 MAR 20 A 10:44

MD  
*Deirdre Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

TS No.: 2024-01681-TX  
25-000260-673

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 05/06/2025

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

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

**Property Address:** 501 TROON ROAD, VICTORIA, TX 77904

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/25/2006 and recorded 05/30/2006 in Document 200607148, real property records of Victoria County, Texas, with **DARRELL L UPTON & NICHOL M UPTON, HUSBAND AND WIFE** grantor(s) and WMC MORTGAGE CORP. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **DARRELL L UPTON & NICHOL M UPTON, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of \$125,200.00, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the GE-WMC Asset-Backed Pass-Through Certificates, Series 2006-1 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01681-TX  
25-000260-673

## Notice of [Substitute] Trustee Sale

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

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

**BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF HIGHLAND ESTATES NO 4, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 88 A, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS**

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

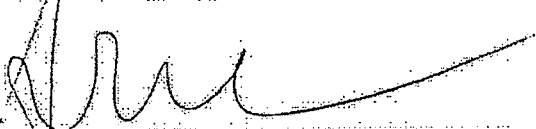
TS No.: 2024-01681-TX  
25-000260-673

## Notice of [Substitute] Trustee Sale

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

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

Date: March 12, 2025



Sandra White – Attorney or Authorized Agent of  
The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832.

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

### Certificate of Posting

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



2025 MAR 20 P 12: 04

25-00209

801 AND 803 S BRIDGE ST, VICTORIA, TX 77901

*Deirdi Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

Lot 4, in Block 92, of CITY OF VICTORIA, an addition in Victoria County, Texas, according to the Map or Plat thereof recorded in/under Volume 3, Page 67, of the Map/Plat Records of Victoria County, Texas.

Security Instrument:

Deed of Trust dated February 6, 2024 and recorded on February 8, 2024 at Instrument Number 202401058 in the real property records of VICTORIA County, Texas, which contains a power of sale.

Sale Information:

May 6, 2025, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by CCH HOMES LLC AND CHRISTOPHER HUMMEL secures the repayment of a Note dated February 6, 2024 in the amount of \$148,400.00. STONE ROOTS M ALTERNATIVE HOLDINGS LLC, whose address is c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042-4546, is the current mortgagee of the Deed of Trust and Note and Selene Finance LP is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

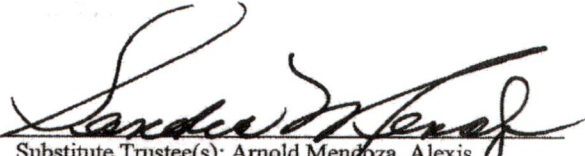
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



4837792

*Mary Company*

De Cubas & Lewis, P.C.  
Mary Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310



Substitute Trustee(s): Arnold Mendoza, Alexis  
Mendoza, Sandra Mendoza, Jennyfer Sakiewicz,  
Adolfo Rodriguez||Arnold Mendoza, Alexis Mendoza,  
Sandra Mendoza, Jennyfer Sakiewicz, Adolfo  
Rodriguez

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I Sandra Mendoza, declare under penalty of perjury that on the 20 day of March, 2025 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VICTORIA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



**Notice of Foreclosure Sale**  
March 31, 2025

FILED

2025 MAR 31 P 4: 02

SP  
*Deirdre Gentry*  
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, May 6, 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.

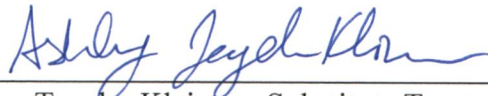
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature 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 0.1336 acre (3,952 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, 1902, 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, 1904, and recorded in Volume 1233, Page 643, of the Deed Records of Victoria County, Texas, said 0.1336 acre (3,952 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, (33.6 feet in width) with the North line of Juan Linn Street, (33.6 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. 79° 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 Sam Y. Mason and Louise S. O'Connor, said point being the most Southwesterly corner of the herein described tract;

THENCE N. 20° 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 Sam Y. Mason and Louise S. O'Connor Building, same being the East line of the Sam Y. Mason and Louise S. O'Connor tract to the Northeast corner of the Sam Y. Mason and Louise S. O'Connor Building and then continuing N. 20° 00' E., a distance of 13.1 feet along the West wall of the Cliburn Building, same being the East line of the Sam 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. 10° 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 0.1336 acre (3,952 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 said 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 163 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, 1976 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, 1976 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, 1978 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 776, 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



**EXHIBIT "C"**  
Legal Description

Northeast line of the said Victoria Bank & Trust Company tract of land, to an existing 5/8 inch iron rod at the intersection of the Southwest right-of-way line of the said Juan Linn Street, and the Northwest right-of-way line of William Street (55.8 feet in width), said iron rod being the most Eastern corner of the said Lot 4, same 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 200° 06' W, a distance of 138.90 feet along the Northwest right-of-way line of the said William Street, same being the Southeast line of the said Lot 4, same also being the Southeast line of the said Victoria Bank & Trust Company tract of land, to an existing 5/8 inch iron rod at the most Southeastern corner of the said Victoria Bank & Trust Company tract of land, said iron rod also being the most Southeastern corner of the herein described tract;

THENCE, N 70° 00' W, a distance of 138.10 feet along the Southwest line of said Lot 4, same also being an interior line of the said Victoria Bank & Trust Company tract of land to an existing 5/8 inch iron rod at the common corner of the said Lots 1, 2, 3, and 4, same being an interior corner of the said Victoria Bank & Trust Company tract of land, said iron rod also being an interior corner of the herein described tract;

THENCE, S 20° 06' W, a distance of 68.45 feet along the Southeast line of the said Lot 2, same being the Northwest line of the said Lot 1, same also being an interior line of the said Victoria Bank & Trust Company tract of land to an existing 5/8 inch iron rod at the most Southwestern corner of the said Victoria Bank & Trust Company tract of land, said iron rod also being the most Southwestern corner of the herein described tract;

THENCE, N 70° 00' W, a distance of 138.90 feet along the Southwest line of the said Victoria Bank & Trust Company tract of land to an existing 5/8 inch iron rod in the Southeast right-of-way line of the said Liberty

Street, same being the Northwest line of the said Lot 2, said iron rod being the most Western corner of the said Victoria Bank & Trust Company tract of land, said iron rod also being the most Western corner of the herein described tract;

THENCE, N 20° 06' E, a distance of 208.35 feet along the Southeast right-of-way line of the said Liberty 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 1.108 acres of land.

**Tract 6:**

BEING 0.886 acre of land, same being all of Lots 2 and 3, Block 157 in the Original Townsite of Victoria as recorded in Volume 3, Page 87 of the Map and Plat Records of Victoria County, Texas, said 0.886 acre tract of land being that same tract of land acquired by the following Deeds: (1) A part of the said Lot 2 (Southeast part) conveyed to Victoria Bank & Trust Company by Frank G. Hernandez, et ux by Deed dated December 2, 1982 and recorded in Volume 1175, Page 81; (2) Parcel One; a part of the said Lot 2 (North part) and Parcel Two; a part of the said Lot 2 (Southwest part) conveyed to Victoria Bank & Trust Company by First Victoria National Bank, as Independent Executor of the Estate of Corine M. Wood, et al by Deed dated June 17, 1983 and recorded in Volume 1207, Page 81; and (3) All of the said Lot 3 conveyed to Victoria Bank & Trust Company by Donald H. Anderson et al by Deed dated January 4, 1982 and recorded in Volume 1141, Page 700, all of the above referred to Deeds having been recorded in the Deed Records of Victoria County, Texas, said 0.886 acre 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 Southwest right-of-way line of Santa Rosa Street (55.8 feet in width) and the Southeast right-of-way line of William Street (55.8 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 & Trust Company tract of land, said iron rod also being the most Northern corner of the herein described tract;

THENCE, S 70° 00' E, a distance of 138.90 feet along the Southwest right-of-way line of the said Santa Rosa Street, same being the Northeast line of the said Lot 3, same also being the Northeast line of the said Victoria Bank & Trust Company tract of land, to an existing 5/8 inch iron rod at the most Eastern corner of the said Lot 3, same being the most Northern

**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.



FILE No. 10484  
County Clerk, Victoria County, Texas  
**NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

Grantor(s)	Sterling O'Brien Ray Stephens	Deed of Trust Date	July 28, 2023
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$89,900.00
Recording Information	Instrument #: 202307187 in Victoria County, Texas	Original Trustee	David Zalman
Property Address	3003 Morgan Dr., Victoria, TX 77901	Property County	Victoria

**MORTGAGE SERVICER INFORMATION:**

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

**SALE INFORMATION:**

Date of Sale	05/06/2025
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The area in front of the East door of the Courthouse building, located at 115 North Bridge Street in Victoria County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Elizabeth Anderson, Janice Stoner, Adolfo Rodriguez, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**

BEING A 0.253 ACRE PORTION OF FARM LOT 2, BLOCK 2, RANGE 4, EAST BELOW TOWN, IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND BEING THE NORTHWESTERLY HALF OF THAT ONE-HALF ACRE TRACT ACQUIRED BY LADDIE JOE PATEK ET UX FROM HAZEL B. POTTER BY DEED DATED OCTOBER 17, 1951, AND RECORDED IN VOLUME 309, PAGE 492, DEED RECORDS, VICTORIA COUNTY, TEXAS, AND THIS 0.253 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A NAIL FOR THE WEST CORNER OF THE ABOVE MENTIONED ONE-HALF ACRE TRACT, ALSO THE WEST CORNER OF THIS 0.253 ACRE TRACT AND BEING N 62 DEG 26' E A DISTANCE OF 945 FEET FROM THE WEST CORNER OF FARM LOT 2;  
THENCE N 62 DEG 26' E A DISTANCE OF 105 FEET TO A STEEL STAKE FOR THE NORTH CORNER OF SAID ONE-HALF ACRE TRACT, ALSO THE NORTH CORNER OF THIS 0.253 ACRE TRACT;  
THENCE S 27 DEG 00' E A DISTANCE OF 105 FEET ACROSS SAID ONE HALF ACRE TRACT TO A STEEL CORNER POST FOR THE SOUTH CORNER OF THIS 0.253 ACRE TRACT IN THE SOUTHWESTERLY LINE OF SAID ONE-HALF ACRE TRACT;  
THENCE N 27 DEG 00' W A DISTANCE OF 105 FEET TO THE PLACE OF BEGINNING CONTAINING 0.253 ACRE TRACT OF LAND, OF WHICH A STRIP APPROXIMATELY 5 FEET IN WIDTH OFF ITS NORTHWESTERLY SIDE IS BEING USED FOR RIGHT OF WAY FOR MORGAN DRIVE.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute

## NOTICE OF TRUSTEE'S SALE

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Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 Beneficiary 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.

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 other 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. 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 Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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.**

**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.**

Dated March 31, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410



## NOTICE OF TRUSTEE'S SALE

---

Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

FILED

2025 APR -3 P 1:17

MD  
*Paidi Criley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

2025 APR -8 A 10:29

**NOTICE OF SUBSTITUTE TRUSTEE SALE  
(with Appointment of Substitute Trustee)**

*David C. Bailey* *SD*  
COUNTY CLERK  
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.**

Notice is given that the Property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Foreclosure Sale and the applicable laws of the State of Texas.

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

**Date:** Tuesday, May 6, 2025

**Time:** The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

**Place:** Outside in front of the east entrance of the Victoria County Courthouse building located at 115 N. Bridge Street, Victoria, Texas 77901, or as designated by the Victoria County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place.

**2. Terms of Sale:**

Because of the default in performance of the obligations secured by the Deed of Trust, the Substitute Trustee will sell the property "As Is" by public auction to the highest bidder for cash.

**3. Instrument to be Foreclosed:**

The security instrument to be foreclosed is the Deed of Trust dated March 21, 2023, by Jimmie T. McCloud, as grantor, for the benefit of Dianna Hermes, as beneficiary, and recorded Document #202302490 in the Official Public Records of Victoria County, Texas.

**4. Obligations Secured:**

The indebtedness is evidenced by the promissory note in the original principal amount of FORTY-FOUR THOUSAND Dollars and No/100 (\$44, 000.00), including all accrued and unpaid interest and all other amounts payable by the debtor as described in the promissory note, any other related documents, and all modifications, renewals, and extensions thereof. Dianna Hermes is the current mortgagee of the Deed of Trust and the current owner and holder of the promissory note.

**5. Property to Be Sold:**

The property to be sold is described as follows: Lots One (1), Two (2), and Three (3), Block One (1), TOWN OF TELFERNER, an addition in Victoria County, Texas, according to the Map or Plat recorded in Volume 60, Page 490, Deed Records of Victoria County, Texas. County.

**6. Substitute Trustee Appointed to Conduct Sale:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY FOR THE MORTGAGEE.

The undersigned as attorney for the mortgagee does hereby remove Kelly Garrett Kucera, the original trustee, as well as all successor or substitute trustees and hereby appoints in their place and stead **W. Lee Keeling** whose address is P.O. Box 108, Victoria, Texas, 77902 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.

This Notice of Substitute Trustee Sale is executed this 8<sup>th</sup> day of April, 2025.

  
\_\_\_\_\_  
W. Lee Keeling  
State Bar No. 11161420  
**Walker Keeling LLP**  
101 E. Goodwin, 4<sup>th</sup> Floor  
Victoria, Texas 77901  
lkeeling@walkerkeeling.com  
(361) 576-6800

**Certificate of Posting**

I, Abigail Villarreal, declare under penalty of perjury that on the 8 day of April, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VICTORIA County, Texas, and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

  
\_\_\_\_\_  
Abigail Villarreal



FILED

2025 APR 14 A 8:30

*Reidi Osley*  
SD  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS    )  
                                      )  
COUNTY OF VICTORIA    )

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, May 6, 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 14th day of April \_\_, 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](mailto: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 VII, 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.



FILED

2025 APR 14 A 8:30

*Jo Woolsey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Notice of Trustee's Sale**

**Date:** April 11, 2025

**Substitute Trustee:**

Jo Woolsey or Bob Frisch or Janice Stoner or Jodi Steen or David Garvin

**Substitute Trustee's Address:**

P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** Texas Land Holdings, LLC, a Texas limited liability company

**Mortgagee's Address:**

Texas Land Holdings, LLC  
258 CR 343A  
Shiner, Texas 77984

**Mortgage Servicer:** Pecos Loan Services

**Mortgage Servicer's Address:**

2130 McCullough Ave.  
San Antonio, Texas 78212

**Note:** Note dated March 25, 2024, in the amount of \$121,000.00

**Deed of Trust**

**Date:** March 25, 2024

**Grantor:** Donny Briones; and Karina Lozoya

**Mortgagee:** Texas Land Holdings, LLC, a Texas limited liability company

**Recording information:** Document No. 201402629, Official Public Records of Victoria County, Texas.

**Property:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**County:** Victoria County

**Date of Sale (first Tuesday of month):** May 6, 2025

**Time of Sale:** 11:00 a.m. - 2:00 p.m.

**Place of Sale:** Area of the Victoria County Courthouse as designated by the Victoria County Commissioner's Court

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

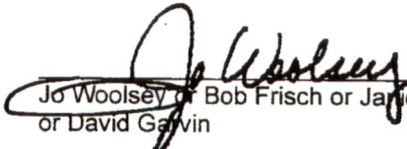


ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgage Servicer has appointed Jo Woolsey or Bob Frisch or Janice Stoner or Jodi Steen or David Garvin as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**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 is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
Jo Woolsey or Bob Frisch or Janice Stoner or Jodi Steen  
or David Garvin

# EXHIBIT "A"

A 5.092 ACRE TRACT OF LAND DESIGNATED AS "TRACT 20" OUT OF A 127.5375 ACRE TRACT OF LAND. SAID TRACT 20 AND SAID 127.5375 ACRE TRACT BOTH SITUATED IN THE RAFAEL MANCHOLA SURVEY, ABSTRACT NO. 87, VICTORIA COUNTY, TEXAS AND THE SAID 127.5375 TRACT BEING THE SAME TRACT BEING DESCRIBED AS A 162.12 ACRE TRACT OF LAND IN THE DEED RECORDED IN VOLUME 192, PAGE 341 OF THE DEED

RECORDS OF VICTORIA COUNTY; SAVE AND EXCEPT, 9 TRACTS OF LAND DESCRIBED AS (1) "FIRST TRACT," 4.057 ACRES FOR STATE HIGHWAY 77 R.O.W. IN VOLUME 192, PAGE 341 OF THE DEED RECORDS OF VICTORIA COUNTY, (2) "SECOND TRACT," A 20.57 ACRE TRACT OF LAND DESCRIBED IN VOLUME 192, PAGE 341 OF THE DEED RECORDS, (3) A 0.654 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT # 200615750 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, (4) A 2.83 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT # 202207947 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, (5) A 1 ACRE TRACT OF LAND DESCRIBED IN VOLUME 520, PAGE 261 OF THE VICTORIA COUNTY DEED RECORDS, (6) A 1 ACRE TRACT OF LAND DESCRIBED IN VOLUME 267, PAGE 507 OF THE VICTORIA COUNTY DEED RECORDS, (7) A 1 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1503, PAGE 807, OF THE VICTORIA COUNTY DEED RECORDS, (8) A 1 ACRE TRACT OF LAND DESCRIBED IN VOLUME 834, PAGE 390 OF THE VICTORIA COUNTY DEED RECORDS, (9) A 0.573 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT # 200810071 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY FOR R.O.W. PURPOSES. SAID 5.092 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Basis for bearings: Control monuments per Instrument # 200811273 of the Official Public Records of Victoria County.

COMMENCING at a 5/8 inch iron rod with cap for the Northwest corner of the herein described 127.5375 acre tract of land, said point being the Southwest corner of a 2.83 acre (Save and Except 4) tract of land described in Instrument # 202207947 and lying in the Northwest line of called 162.12 acre, parent tract; furthermore, said point also being located South 45° 40' 40" West a distance of 799.19 feet from a 5/8 inch iron rod with cap for the intersection of the Northwest line of called 162.12 acre tract of land, with the South R.O.W. boundary of State Highway 77; THENCE along the Northwest line of said 127.5375 acre tract and the Southeast line of a 24 .9 acre tract of land described in Volume 156, Page 182 of the Deed Records of Victoria County, South 45° 40' 40" West a distance of 301.42 feet to a 5/8 inch iron rod with cap; THENCE South 83° 41' 24" East a distance of 808.25 feet to a 1/2 inch iron rod, the West corner of said 1 acre tract (Save & Except 6), the North corner of the herein described Tract 20, and a corner in the Northeast boundary of said 127.5375 acre tract; THENCE South 12° 28' 49" East a distance of 150.03 feet to a 1/2 inch iron rod for a point of angle also being the South corner of said 1 acre tract (Save & Except 6), the West corner of said 1 acre tract (Save & Except 7), and a corner in the Northeast boundary of said 127.5375 acre tract; THENCE South 18° 47' 17" East a distance of 123.34 feet to a 1/2 inch iron rod in the Northeast line of said 127.5375 acre tract, the West corner of said 1 acre tract (Save & Except 7), and the South corner of said 1 acre tract (Save & Except 6); THENCE South 18° 47' 17" East a distance of 129.13 feet to a 5/8 inch iron rod, the same being the South corner of said 1 acre tract (Save & Except 7), the same being a

corner in the Northeast boundary of said 127.5375 acre tract, and the POINT OF BEGINNING of the herein described Tract 20;

THENCE South 43° 37' 01" West a distance of 636.62 feet to a 5/8 inch iron rod with cap in a creek, the Southwest corner of the herein described Tract 20;

THENCE following a creek South 63° 57' 31" East a distance of 28.79 feet to a point for corner;

THENCE following a creek South 58° 20' 22" East a distance of 212.54 feet to a point for corner;

THENCE following a creek South 41° 18' 53" East a distance of 80.17 feet to a point for corner;

THENCE following a creek South 63° 48' 36" East a distance of 57.08 feet to a point for corner;

THENCE following a creek South 66° 56' 22" East a distance of 35.65 feet to a 5/8 inch iron rod with cap in the Northwest line of a 10 acre tract Described in Volume 97, Page 215 of the Deed Records of Victoria County, in the Southeast line of said 127.5375 acre tract, and the Southeast corner of the herein described Tract 20;

THENCE North 45° 16' 37" East a distance of 199.68 feet to 5/8 inch iron rod with cap, a corner in the Northeast boundary of said 127.5375 acre tract and the herein described Tract 20, the North corner of said 10 acre tract, the South Corner of said 0.573 acre tract (Save & Except 9), and a corner in the Southwest R.O.W. of State Highway 77;

THENCE North 07° 34' 29" East a distance of 139.22 feet to a 5/8 inch iron rod with cap being a corner in the Northwest line of said 0.573 acre tract (Save & Except 9), a corner in the Northeast boundary of said 127.5375 acre tract, a corner in the Southwest R.O.W. of State Highway 77, and a corner on the Northeast boundary of the herein described Tract 20;

THENCE North 04° 58' 25" West a distance of 140.63 feet to a corner in the Northwest line of said 0.573 acre tract (Save & Except 9), a corner in the Northeast boundary of said 127.5375 acre tract, the South corner of said 1 acre tract (Save & Except 8), a corner in the Southwest R.O.W. of State Highway 77, and a corner on the Northeast boundary of the herein described Tract 20;

THENCE North 51° 42' 11" East a distance of 100.00 feet to a corner in the Northwest boundary of said 0.573 acre tract (Save & Except 9), a corner in the Northeast boundary of said 127.5375 acre tract, a corner in the Northeast boundary of said 1 acre tract (Save & Except 8), a corner in the Southwest R.O.W. of State Highway 77, and a corner on the Northeast boundary of the herein described Tract 20;



THENCE North  $18^{\circ} 16' 11''$  East a distance of 89.56 feet to a corner in the Northwest boundary of said 0.573 acre tract (Save & Except 9), a corner in the Northeast boundary of said 127.5375 acre tract, a corner in the Northeast boundary of said 1 acre tract (Save & Except 8), a corner in the Southwest R.O.W. of State Highway 77, and a corner on the Northeast boundary of the herein described Tract 20;

THENCE along the Southwest R.O.W. of State Highway 77; with a curve to the left, having a radius of 2045.00, an arc length of 241.09 feet and a chord of North  $01^{\circ} 25' 26''$  East - 240.95 feet to a point for corner, said point also being along the Northeast boundary of said 127.5375 acre tract, and along the Northeast boundary of the herein described Tract 20;

THENCE South  $51^{\circ} 42' 11''$  West a distance of 218.47 feet to the POINT OF BEGINNING, of the herein described Tract 20, 5.092 acres of land more or less.



## NOTICE OF FORECLOSURE SALE

Effective as of May 20, 2019, DOUBLE PLAY OIL & GAS, INC. ("**Mortgagor**" and "**Borrower**"), executed a Deed of Trust, Mortgage, Security Agreement, Fixture Filing, Assignment of Production and Financing Statement (the "**Deed of Trust**" or "**Mortgage**"), conveying to Arturo Ortega, as Trustee, the Mortgaged Properties (as hereinafter defined), and Mortgagor granting a security interest in favor of the Mortgagee (as hereinafter defined) on the Mortgaged Properties (as hereinafter defined), said Deed of Trust originally filed for record under Document Number 201906238, in the Official Records of Victoria County, Texas, to secure FREEDOM BANK ("Mortgagee") in the payment of the Indebtedness as further described in the Deed of Trust.

Pursuant to the terms of the Deed of Trust, the undersigned has been appointed substitute trustee ("**Substitute Trustee**").

Mortgagee has advised Substitute Trustee that: (i) default has occurred in the payment of the Indebtedness and in the performance of the obligations of the Deed of Trust; (ii) the Indebtedness is now wholly due; and (iii) the Indebtedness remains unpaid.

Mortgagee, as the owner and holder of the Indebtedness, has instructed Substitute Trustee to sell the Mortgaged Properties, Mortgagee having elected to proceed against and sell the Mortgaged Properties in accordance with Mortgagee's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

**NOTICE IS HEREBY GIVEN** that on Tuesday, **May 6, 2025, at 1:00 p.m.**, or not later than three hours after that time, I will, as Substitute Trustee under the Deed of Trust, begin the sale of the Mortgaged Properties, at public auction, to the highest bidder for cash, except that Mortgagee's bid may be by credit against the Indebtedness, on the courthouse steps (located on the East side steps, at 115 N. Bridge Street, Victoria, TX 77901) or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code for conducting foreclosure sales.

The **Mortgaged Properties** are described as follows:

- (a) All rights, titles, interests and estates owned as of the Deed of Trust and thereafter acquired by Borrower in and to the oil and gas and/or the oil, gas and mineral leases (herein sometimes called the "*Leases*"), operating rights, forced pooling orders and farmout agreements and other contractual or other rights relating to oil, gas and mineral rights, located in any County in the State of Texas, including, without limitation, those described on *Exhibit A* and the tracts, abstracts or surveys listed therein which is attached hereto and made a part hereof for all purposes, or which Leases are otherwise mentioned or referred to herein or therein and specifically, but without limitation, Borrower's undivided interests in the Leases described on *Exhibit A* attached hereto and made a part hereof;

FILED

2025 APR 14 A 10:36

*Deirdre Cooley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



(b) All rights, titles, interests and estates owned as of the Deed of Trust and thereafter acquired by Borrower in and to (i) the properties now or hereafter pooled or unitized with the Leases; (ii) all presently existing or future unitization, communitization, pooling agreements and declarations of pooled units and the units created thereby (including, without limitation, all units created under orders, regulations, rules or other official acts of any Federal, State or other governmental body or agency having jurisdiction) that may affect all or any portion of the Leases including, without limitation, those units which may be described or referred to in *Exhibit A*; (iii) all operating agreements, contracts and other agreements described or referred to in this instrument which relate to any of the Leases or interests in the Leases described or referred to herein or in *Exhibit A* or to the production, sale, purchase, exchange, processing, gathering, compression, treating or transportation of the "Hydrocarbons" (hereinafter defined) from or attributable to such Leases or interests; and (iv) the Leases, even if Borrower's interests therein be incorrectly described or a description of a part or all of such Leases or Borrower's interests therein be omitted;

(c) All rights, titles, interests and estates owned as of the Deed of Trust and thereafter acquired by Borrower in and to all oil, gas, casinghead gas, condensate, distillate, liquid hydrocarbons, gaseous hydrocarbons and all products refined therefrom and all other minerals (herein collectively called the "Hydrocarbons") in and under and/or which may be produced and saved from or attributable to the Leases, the lands covered thereby and/or Borrower's interests therein, including all oil in tanks and all rents, issues, profits, proceeds, products, revenues and other income from or attributable to the Leases, the lands covered thereby and/or Borrower's interests therein which are subjected or required to be subjected to the liens and security interests of the Mortgage;

(d) All tenements, hereditaments, appurtenances and properties in anywise appertaining, belonging, affixed or incidental to the Leases, properties, rights, titles, interests and estates described or referred to in subparagraphs (a), (b) and (c) above, which are now owned or which may hereafter be acquired by Borrower subject to the limitations set forth in *Exhibit A*, including, without limitation, any and all property, real or personal, owned as of the Deed of Trust and thereafter acquired and situated upon or within the geographical boundaries covered by the Leases, used, held for use, or useful in connection with the operating, working or development of any of such Leases or properties (excluding drilling rigs, automotive equipment or other personal property which may be on such premises for the purpose of drilling a well or for other similar temporary uses) and including any and all oil wells, gas wells, salt water disposal wells, injection wells or other wells including, without limitation, those described on *Exhibit A* hereto, buildings, structures, field separators, flow-lines, separators, water treatment equipment or facilities, dehydrators, field separators, compressors, liquid extraction plants, plant compressors, pumps, pumping units, field gathering systems, tanks and tank batteries, fixtures, valves, fittings, machinery and parts, engines, boilers, meters, apparatus, equipment, appliances, tools, implements, cables, wires, towers, casing, tubing and rods, surface leases, rights-of-way, easements and servitudes together with all additions, substitutions, replacements, accessions and attachments to any and all of the foregoing properties;



(e) All inventory and all materials used or consumed in the processing of inventory, and all products thereof, now or hereafter located in or on, or stored in or on, transported through or otherwise related to the lands covered by the Leases (herein collectively, the "*Premises*"), including all inventory (as such term is used in the Uniform Commercial Code adopted by the State of Texas or any other State governing the creation, perfection, and priority or a security interest in any Mortgaged Properties or remedies related thereto (the "*Uniform Commercial Code*") and such other property held by Borrower for sale or lease (or in the possession of other persons while on lease or consignment) or furnished or to be furnished under any service contract and all raw materials, work in process and materials and supplies used or consumed in Borrower's business relating to the Premises, and returned or repossessed goods, together with any bill of lading, dock warrant; dock receipt, warehouse receipt or order for the delivery of such goods of Borrower related to the Leases, and any other document which in the regular course of business or financing is treated as adequately evidencing that the person in possession of it is entitled to receive, hold and dispose of the document and the goods that it covers (the Mortgaged Properties described in this Paragraph (h) are hereinafter collectively referred to as the "*Inventory*"), and all proceeds thereof and all accounts, contract rights and general intangibles under which such proceeds may arise, and together with all liens and security interests securing payment of the proceeds of the Inventory, including, but not limited to, those liens and security interests provided for under statutes enacted in the jurisdictions in which the Mortgaged Properties are located;

(f) All presently existing and hereafter created Hydrocarbon purchase agreements, Hydrocarbon sales agreements, supply agreements, raw material purchase agreements, product purchase agreements, product sales agreements, processing agreements, exchange agreements, gathering agreements, transportation agreements and other contracts and agreements which cover, affect, or otherwise relate to the transportation and/or processing of Hydrocarbons through or in the Premises or any other part of the Mortgaged Properties, and all other contracts and agreements (including, without limitation, equipment leases, maintenance agreements, electrical supply contracts, hedge or swap agreements, cap, floor, collar, exchange, forward or other hedge or protection agreements or transactions relating to crude oil, natural gas or other hydrocarbons, or any option with respect to any such agreement or transaction, and other contracts and agreements) which cover, affect or otherwise relate to the Premises, or any part thereof, together with any and all amendments, modifications, renewals or extensions (now or hereafter existing) to any of the foregoing (the Mortgaged Properties described in this Paragraph (i) are herein collectively called the "*Contracts*");

(g) All accounts, including but not limited to, (a) all of Borrower's rights to receive payment, whether or not earned by Borrower's performance and however acquired or evidenced, which arise out of or in connection with (1) Borrower's sale of Hydrocarbons, (2) Borrower's sale, assignment, lease, hiring out or allowance of use of, consignment, licensing or other voluntary disposition, whether permanent or temporary, of Inventory or other goods or property related to the Premises and/or the conduct of Borrower's business



thereon (including, without limitation, all payments received in lieu of payment for Inventory regardless of whether such payments accrued, and/or the events which gave rise to such payments occurred, on or before or after the date hereof, including, without limitation, "take or pay" or "minimum bill" payments and similar payments, payments received in settlement of or pursuant to a judgment rendered with respect to take or pay or minimum bill or similar obligations or other obligations under a sales contract, and payments received in buyout or other settlement of a contract covered by the Mortgage); (b) any and all rights and interests Borrower may have in connection with any of the transactions described in the preceding clause (a) and (c) all contracts and other agreements and writings, all accounts, chattel paper, documents, general intangibles and instruments, and all other items of property now or hereafter owned by Borrower or in which Borrower now has or hereafter acquires any rights or interests, whether tangible or intangible and related to the Premises that in any way constitute, embody or evidence any payment rights described in clause (a) of this paragraph or any of Borrower's other rights and interests described in clause (b) of this paragraph (the Mortgaged Properties described in this Paragraph (j) is hereinafter collectively referred to as the "*Accounts Receivable*");

(h) All contracts, agreements, leases, permits, orders, franchises, servitudes, certificates, privileges, rights, technology, licenses and general intangibles (including, without limitation, all trademarks, trade names, and symbols) which are now or hereafter used, or held for use, in connection with or otherwise related to the Premises, the Inventory, the Contracts, and/or the Accounts Receivable (the Premises, the Inventory, the Contracts, and the Accounts Receivable are hereinafter collectively referred to as the "*Property*") or the conduct of Borrower's business on the Leases whether now or hereafter created, acquired, or entered into and all right, title and interest of Borrower thereunder, including, without limitation, rights, incomes, profits, revenues, royalties, accounts, contract rights and general intangibles under any and all of the foregoing;

(i) Any and all data, books and records related to the Premises and Borrower's operations thereon, including, but not limited to, accounting records, files, computer software, employee records, engineering drawings or plans, surveys, site assessments, environmental reports, customer lists, production records, laboratory and testing records, sales and administrative records, and any other material or information relating to the ownership, maintenance, or operation of the Property (the "*Books and Records*");

(j) All unearned premiums, accrued, accruing or to accrue under insurance policies now or hereafter obtained by Borrower for the Property or the conduct of Borrower's business on the Premises and all judgments, awards of damages and settlements hereafter made as a result of or in lieu of any taking of the Premises or any part thereof or any interest therein under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Leases or any part thereof or interest therein, including any award for change of grade of streets;



(k) All proceeds of the conversion, voluntary or involuntary, of the Property or any part thereof into cash or liquidated claims, including, without limitation, proceeds of hazard and title insurance, subject to the terms and conditions of the Mortgage;

(l) All options, extensions, improvements, betterments, renewals, substitutions and replacements of, and all additions and appurtenances to, the Property or any part thereof, hereafter acquired by, or released to, Borrower, or constructed, assembled or placed by Borrower on the Premises, and all conversions of the security constituted thereby (Borrower hereby acknowledging and agreeing that immediately upon such acquisition, release, construction, assembling, placement or conversion, as the case may be, and in each such case, without any further mortgage, conveyance, assignment or other act by Borrower, the same shall become subject to the lien of the Mortgage as fully and completely, and with the same effect, as though now owned by Borrower and specifically described herein);

(m) Any property that may from time to time hereafter by delivery or by writing of any kind be subjected to the lien or security interests hereof by Borrower or by anyone on Borrower's behalf;

(n) All of the rights, titles and interests of every nature whatsoever owned as of the Deed of Trust and thereafter acquired by Borrower in and to the Leases, Easements, properties, rights, titles, interests and estates and every part and parcel thereof, including, without limitation, said Leases, properties, rights, titles, interests and estates as the same may be enlarged by the discharge of any payments out of production or by the removal of any charges or Permitted Encumbrances (as that term is defined in the Deed of Trust) to which any of said Leases, Easements, properties, rights, titles, interests or estates are subject, or otherwise; together with any and all renewals and extensions of any of said Leases, Easements, properties, rights, titles, interests or estates; and all contracts and agreements supplemental to or amendatory of or in substitution for the Leases, Easements, the contracts and agreements described or mentioned above and any and all additional interests of any kind hereafter acquired by Borrower in and to said Leases, Easements, properties, rights, titles, interests or estates; and

(o) All accounts, as-extracted collateral, contract rights, equipment, fixtures, inventory, general intangibles and any and all other personal/movable property of any kind or character constituting a part of, relating to or arising out of those portions of the Mortgaged Properties that are described in paragraphs (a) through (l) above and all proceeds and products of all such portions of the Mortgaged Properties.

Any fractions or percentages specified on attached *Exhibit A* in referring to Borrower's interests are solely for purposes of the warranties made herein and shall in no manner limit the quantum of interest affected by the Mortgage with respect to any Leases or with respect to any unit or well identified on said *Exhibit A*.

The Morgaged Properties will be sold subject to any prior liens, outstanding ad valorem taxes, other matters of record in **Victoria** County, Texas, and by instruments filed with the Texas Secretary of State's office, to the extent such matters are still effective and are superior to the liens and security interests on the Property granted in the Deed of Trust, and other exceptions to conveyance and warranty in the Deed of Trust.

Any real or personal property described in the Deed of Trust not to be sold as part of the Morgaged Properties in the sale may be noticed, at Mortgagee's election, for sale at a subsequent date and time noticed in accordance with Mortgagee's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

All capitalized terms not otherwise defined in this instrument are defined in the Deed of Trust.

The following disclosure is provided in order to comply with Section 51.002(i) of the Texas Property Code:

**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.**

Executed effective as of **April 11, 2025**.



---

Reynaldo Elizondo, Substitute Trustee  
P.O. Box 3725 / 818 Pecan  
McAllen, Texas 78502-3725

Sender's Mailing Address:

Joshua A. Cummings  
P.O. Box 3725 / 818 Pecan  
McAllen, Texas 78502-3725



**EXHIBIT "A"**  
**Victoria County**

**NEW "A" NO. 4**

Double Play Oil & Gas, Inc., New "A" No. 4 Well, located in the Peter Teal Survey, A-112, Victoria County, Texas located at XY coordinates of X: 2,592,887.00, Y: 291,121.00, State Plane Coordinate System, NAD 27, Texas South Central Zone.

**CLEGG WELL #1**

306.05 acres, more or less, out of the Felix Deleon Survey, Abstract 66, Victoria County, Texas, and being that Paid Up Oil and Gas Lease, dated September 27, 2007, by and between John H. Clegg and wife, Judy Clegg as lessor and One Apex Energy, Inc. as Lessee, recorded by Memorandum of Oil and Gas Lease as Instrument #200712814 of the Official Public Records, Victoria County, Texas.

**NEW #2**

Tract 6: 42.19 acres: From the most Easterly (E'ly) South (S) corner of the 4897.82 acre Speck and Polly new Foundation tract in the Michael Menchaca Survey A-86 in Victoria County Texas go NE'ly along the E line 16,708' to the E corner of Tract 6, thence SW'ly along the E line 1018' to the S corner of Tract 6, thence NW'ly @ RA 1264' to the W corner of Tract 6, thence NE'ly @ RA approximately 1984' to the N corner of tract 6 being located on the E'ly NE line of the 4897.82 acre Speck and polly New Foundation tract, thence following the 4897.82 acre boundary line SE'ly to the E corner of Tract 6.

**NEW # 1**

Tract 8: 142.63 acres : From the E corner of the 790.70 acre Frank Bludau Tract in the Peter Teal Survey A-112 in Victoria County, Texas go SW'ly along the SE line of the Bludau Tract 12,500' to the S'ly E corner of Tract 8, thence NW'ly @ RA 477', thence NE'ly @ RA 1489', thence NW'ly @ RA approximately 1505' to the intersection with the NW line of the Bludau Tract (this point being the N corner of Tract 8), thence SW'ly along the NW line of the Bludau Tract 3422', thence SE'ly @ RA approximately 2054' to the intersection with the SE line of the Bludau Tract, thence NE'ly along the SE line of the Bludau Tract 1937' to the S'ly E corner of Tract 8, SAVE AND EXCEPT, a rectangular tract in the southwest corner of Tract 8 with the following description: beginning at the southwest corner of said tract go NE along the NW line of Tract 8 1200' then SE @RA 400', then SW@RA 1200', then NW @RA 400' to the place of beginning.

**NEW #4A**

Being a called 62.39 acre lease, more or less, situated in the Peter Teal Survey, A-122, approximately 9.6 miles NW of McFaddin, Victoria County, Texas.

#### NEW ESTATE #1

Being a called 40.92 acre lease, more or less, out of the Miguel Manchaca Survey, A-86 and John B. Sibek Survey, A-108 in Victoria County, Texas, being the same land described as Tract 3 in that certain Memorandum of Oil and Gas Lease date June 5, 2006 to Vicksburg Production Company, recorded under Clerk's File No. 200610081, Official Records of Victoria County, Texas.

#### MDJ #1

Being a called 143.33 acre lease, more or less, being part of the Sylvester De Leon Grant Survey, A-76, Victoria County, Texas and being that Oil, Gas and Mineral Lease dated October 5, 2008 by and between Arthur R. Wearden and wife, Theresa Wearden as Lessor and One Apex Energy, Inc. as Lessee, said Oil, Gas and Mineral Lease recorded by Memorandum of Oil, Gas and Mineral Lease as Instrument number 200811786, Official Public Records, Victoria County, Texas.

#### GREER #1

Being a called 112.2 acre lease, more or less situated in the Carlos & Rafael De La Garza Survey, A-46, Victoria County, Texas, being a portion of that certain 871.05 acre tract description as "Second" partitioned to Marye Murphy Greer in Partition Deed dated September 3, 1977, recorded in Volume 777, Page 272 of the Deed Records of Victoria County, Texas.

#### MCNEILL GONZALES

Being a called 70.0 acre lease, more or less, out of the Sylvester De Leon Grant Survey, A-76, Victoria County, Texas as recorded by Memorandum under file #200814442, of the Official Public Records of Victoria County, Texas.

#### MCNEILL CATTLE CO. #1

##### Legal Description:

Being a called 365.0 acre lease, more or less, being part of a called 804.58 acre tract, as described in volume 203, page 143 in the deed records of Victoria County, Texas and being situated in the Silvestre De Leon Survey, A-76, Victoria County, Texas.

#### WERCKLE

##### Legal Description:

Being situated in the Felix De Leon Survey, A-66, located 8.3 miles Northwest from Victoria, Texas.



FISSON TRUST GAS UNIT #1

Legal Description:

Being a called 165.53 acre gas unit, being the remaining portion of a called 301.40 acre tract, as recorded in volume 62, page 412 in the deed records of Victoria County, Texas, and 7.46 acres being out of the Guadalupe River, said well being situated in the Silvestre De Leon survey, A-76, Victoria County, Texas.

LEE #1

Legal Description:

Being a called 111.03 acre lease, being all of a called 11.03 acre tract, described as tract 1 in document #200314127 in official public records of Victoria County, Texas, being situated in the Indianola R.R.Co Survey #7, A- 188.

# Notice of Trustee's Sale

FILE No. 10494  
County Clerk, Victoria County, Texas

Date: 04/11/2025

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 09/27/2023, in the original principal amount of \$68,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/27/2023, executed by Wendy Nicole Smiga and Jose Luis Campos, Jr. to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202309023 of the Official Public Records of Victoria County, Texas

Property: (Tract 72-2): A 5.223 acre tract in the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas.

Date of Sale (first Tuesday of month): May 6, 2025

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

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

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

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

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

  
Clay E. Morgan

## EXHIBIT A

### **DALE L. OLSON**

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

FIELD NOTES FOR A 5.223 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY  
SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 72, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.223 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1193.43 feet to a point where same intersects the center of Slippery Elm Road, a 60 foot roadway easement.

THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 449.32 feet to the POINT OF BEGINNING for the northeast corner of this tract.

THENCE continuing with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 212.43 feet to a point at the beginning of a curve to the right.

THENCE continuing along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 18 min. 33 sec. W, 200.06 feet; 203.27 feet along the arc to a point at the end of same.

THENCE continuing with the center of Slippery Elm Road, S 43 deg. 56 min. 33 sec. W, 118.36 feet to a point where same intersects the center of a creek, for the southeast corner of this tract.

THENCE with the center of said creek, N 66 deg. 31 min. 26 sec. W, 338.15 feet to a point for an angle; N 49 deg. 47 min. 56 sec. W, 101.75 feet to a point for the southwest corner of this tract.

THENCE N 14 deg. 38 min. 45 sec. E, 361.92 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 81 deg. 20 min. 47 sec. E, at 474.84 feet pass a 5/8 inch iron rod Set for Reference in the west line of Slippery Elm Road, 504.84 feet in all to the POINT OF BEGINNING, containing 5.223 acres of land.

Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s\_72

Date Created: 8-28-15

FILED  
2015 APR 20 11:36  
APR 14 11:36  
80

Victoria County Clerk  
VICTORIA COUNTY, TEXAS



FILED

FILE No. 10495  
County Clerk, Victoria County, Texas

2025 APR 14 P 1:45

*MD*  
*Deidi Osley*  
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**, TENGO MAS LLC delivered that one certain Deed of Trust dated JUNE 30, 2023, which is recorded in INSTRUMENT NO. 202306328 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 \$75,000.00 payable to the order of ACI FUND 2, 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**, HOUSEMAX FUNDING 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.

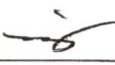
**THEREFORE, NOTICE IS HEREBY GIVEN** that on MAY 6, 2025, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT THIRTEEN (13), BLOCK "D", BUHLER-WELDER ADDITION, CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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 HOUSEMAX FUNDING LLC, 901 S MO PAC EXPY, BLDG 4, STE 125, AUSTIN, TEXAS 78746. The name and address of the Mortgage Servicer is FCI LENDER SERVICES, INC., P.O. BOX 27370, ANAHEIM, CA 92809. 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: APRIL 14, 2025.

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

FILE NO.: FCI-1099  
PROPERTY: 406 E NORTH ST  
VICTORIA, TEXAS 77901  
  
TENGO MAS LLC

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

2025 APR 14 P 1:46

*MP*  
*Deidi Osley*  
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**, VERNARD ANTHONY ROBINSON, A SINGLE MAN delivered that one certain Deed of Trust dated DECEMBER 4, 2014, which is recorded in INSTRUMENT NO. 201413553 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 \$166,259.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP, 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**, WESTSTAR MORTGAGE CORPORATION, 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.

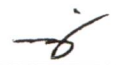
**THEREFORE, NOTICE IS HEREBY GIVEN** that on MAY 6, 2025, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT NUMBER EIGHTEEN (18), IN BLOCK NUMBER FOUR (4), OF CASTLE HILL 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 4, AT PAGE 16, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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 WESTSTAR MORTGAGE CORPORATION, 8814 HORIZON BLVD NE, STE. 100, ALBUQUERQUE, NEW MEXICO 87113. The name and address of the Mortgage Servicer is WESTSTAR MORTGAGE CORPORATION, P.O. BOX 25400, ALBUQUERQUE, NM 87125. 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: APRIL 14, 2025.

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

FILE NO.: WMC-3805  
PROPERTY: 115 KENILWORTH GLEN ST  
VICTORIA, TEXAS 77904

VERNARD ANTHONY ROBINSON

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



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 6<sup>th</sup> day of May, 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.**

**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.

FILED

2025 APR 15 A 8:36

*So*  
*Reidi Ashley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS