

FILE No. 9563
County Clerk, Victoria County, Texas

FILED

2018 NOV 13 A 9:44

DG
Didi Criley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

C&S No. 44-18-0894 / FHA / No / FILE NOS
LoanCare, LLC

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: April 17, 2014

Grantor(s): David L. Alcantar and Meredith Thacker Alcantar, husband and wife

Original Trustee: Nancy J. Schriedel

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for American Home Free Mortgage, LLC, its successors and assigns

Recording Information: Clerk's File No. 201404734, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

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

Legal Description:

TRACT 1: BEING A 5.050 ACRE TRACT, LOT, OR PARCEL IF LAND OUT OF AND BEING A PART OF THE INDIANOLA RAILROAD CO. SURVEY NO. 9, A-190, IN VICTORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

TRACT II: EASEMENTS FOR ROADWAYS AS DESCRIBED IN DECLARATION OF CONVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS FOR WILLOW CREEK RANCHES, DATED JUNE 12, 2012, RECORDED IN INSTRUMENT NO. 201206343, OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS.

Date of Sale: 02/05/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.




4676073

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

Executed on this the 9th day of November, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Sarah S. Cox, Attorney at Law
Codilis & Stawiariski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&S No. 44-18-0894 / FHA / No
LoanCare, LLC

Exhibit A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602

TRACT I: Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 36, A 5.050 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.050 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Ciburns Independent Executor and Trustee under the will of John Weldon Ciburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

THENCE with the center of the last mentioned easement, N 01 deg. 58 min. 01 sec. W, 1918.69 feet to a 5/8 inch iron rod set for the beginning of a curve to the right.

THENCE with said curve to the right whose radius is 300.00 feet; whose long chord bears N 17 deg. 19 min. 43 sec. E, 198.26 feet; 202.06 feet along the arc to a 5/8 inch iron rod set at end of said curve.

THENCE continuing with the center of said easement, N 36 deg. 37 min. 26 sec. E, 74.92 feet to a 60d nail set for the POINT OF BEGINNING, the south corner of this tract, from which a 5/8 inch iron rod set for Reference in the west or northwest line of said easement bears N 53 deg. 22 min. 34 sec. W, 30.00 feet.

THENCE N 53 deg. 22 min. 34 sec. W, 569.39 feet to a 5/8 inch iron rod set for the west corner of this tract.

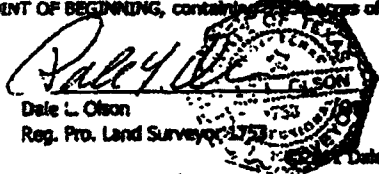
THENCE N 36 deg. 37 min. 26 sec. E, 404.00 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 53 deg. 22 min. 34 sec. E, 519.39 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 201.30 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 53 deg. 22 min. 34 sec. E, at 20.00 feet pass a 5/8 inch iron rod set for Reference in the northwest line of said easement, in all, 50.00 feet to a 5/8 inch iron rod set in center of said easement, for an angle corner of this tract.

THENCE with the center of said easement, S 36 deg. 37 min. 26 sec. W, 202.70 feet to the POINT OF BEGINNING, containing 5.050 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 5386

Michael D. Olson
Reg. Pro. Land Surveyor 5386
Dale L. Olson Surveying Co.

Order #: 116211-36

Date Created: 12/13/11

Exhibit A

Tract II: Easements for Roadways as described in Declaration of Covenants, Conditions, Easements & Restrictions for Willow Creek Ranches, dated June 12, 2012, recorded in Instrument No. 201206343, Official Records, Victoria County, Texas.

83 KEITH STREET
VICTORIA, TX 77905

0000008004723

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: February 05, 2019

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

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

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

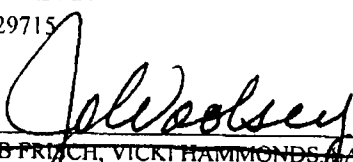
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 13, 2002 and recorded in Document CLERK'S FILE NO. 200207905 real property records of VICTORIA County, Texas, with DOUGLAS E. MCDONALD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOUGLAS E. MCDONALD, securing the payment of the indebtednesses in the original principal amount of \$66,970.00, 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, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-4 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



~~JO WOOLSEY, BOB FRITZCH, VICKI HAMMONDS, ANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN, W.D. LARREW, LESLYE EVANS, OSCAR CABALLERO, BONNIA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS OR JODI STEEN~~

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED *RO*

2018 NOV 16 P 2:18

Reidi Orosky
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000008004723



BEING 1.50 ACRES SITUATED IN AND A PART OF THE J.M. COBARRUBIAS SURVEY, ABSTRACT NO. 9, VICTORIA COUNTY, TEXAS, AND IS THE SAME AS THAT CERTAIN 1.50 ACRES DESCRIBED IN A DEED RECORDED IN VOLUME 1276, PAGE 174 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 1.50 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF AN EXISTING SIXTY (60) FOOT WIDE ROADWAY EASEMENT (KEITH STREET) FOR THE WEST CORNER OF THIS 1.50 ACRES;

THENCE, N 55 DEG 02' 00" E WITH THE COMMON LINE OF THIS TRACT AND THE RESIDUE OF A 37.64 ACRE TRACT DESCRIBED IN A DEED TO BILL SMITH RECORDED IN VOLUME 1139, PAGE 69 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AT 30.00 FEET PASSING A 5/8 INCH IRON ROD FOUND ON LINE, A TOTAL DISTANCE OF 290.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 1.50 ACRES;

THENCE, S 35 DEG 00' 00" E WITH THE COMMON LINE OF THIS TRACT, A 1.40 ACRE TRACT RECORDED IN VOLUME 1601, PAGE 93 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND MORE RESIDUE OF SAID 327.64 ACRE TRACT A DISTANCE OF 225.40 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE EAST CORNER OF THIS 1.50 ACRES;

THENCE, S 55 DEG 02' 00" E WITH THE COMMON LINE OF THIS TRACT AND A 2.33 ACRE TRACT RECORDED IN VOLUME 356, PAGE 379 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AT 260.00 FEET PASSING A 5/8 INCH IRON ROD FOUND ON LINE, A TOTAL DISTANCE OF 290.00 FEET TO THE CENTER OF SAID SIXTY (60) FOOT ROADWAY EASEMENT (KEITH STREET) FOR THE SOUTH CORNER OF THIS 1.50 ACRES;

THENCE, N 35 DEG 00' 00" W (BEARING REFERENCE LINE) WITH THE CENTER OF KEITH STREET A DISTANCE OF 225.40 FEET TO THE PLACE OF BEGINNING; CONTAINING 1.50 ACRES, OF WHICH 0.16 OF AN ACRE IS IN ROADWAY EASEMENT



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/21/2008

Grantor(s)/Mortgagor(s):
MALCOLM LEE LUCK JR. AND GABRIELA
LUCK, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR FRANKLIN AMERICAN MORTGAGE
COMPANY, ITS SUCCESSORS AND ASSIGNS

FILED

2018 NOV 20 A 11:44

DS
Ricci Craley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200804664

Property County:
VICTORIA

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: BEING LOT NUMBER TWENTY-FOUR (24), IN BLOCK NUMBER SEVEN (7), OF
MAYFAIR TERRACE SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY,
TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN
VOLUME 3, PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH
REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: 2/5/2019

Earliest Time Sale Will Begin: 11AM

Place of Sale of Property: Victoria County Courthouse, 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.

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.

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

RF
Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra
Mendoza, Arnold Mendoza, Jamie Steen, W.D.
Larew, Leslye Evans, Oscar Caballero, Donna
Caballero, Barbara Sandoval, John Sisk, Amy Ortiz,
Raymond Perez, Stacey Bennett, Garrett Sanders,
Jodi Steen or Jamie Steen
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

RECORDING REQUESTED BY:

FILED

WHEN RECORDED MAIL TO:

2018 NOV 26 A 10:52

Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra
Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew,
Lesiye Evans, Oscar Caballero, Donna Caballero,
Barbara Sandoval, John Sisk, Amy Ortiz, Raymond
Perez, Stacey Bennett, Garrett Sanders, Vanessa
McHaney
c/o Miller, Watson & George, P.C.
Choice Default Group
304 S. Jones Blvd. Suite 1120
Las Vegas, NV 89107
(800) 567-4735

Dicki Coley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS No TX07000480-18-1

APN R61777

TO No 18-14964-041AC

NOTICE OF FORECLOSURE SALE

WHEREAS, on July 29, 2016, CHRISZELDA MENDOZA, UNMARRIED WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MEWAEEL GHEBREMICHAEL as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for NATIONS RELIABLE LENDING, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$172,699.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on August 1, 2016 as Document No. 201608561 in Victoria County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R61777

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and FREEDOM MORTGAGE CORPORATION, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Victoria County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.



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NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Choice Default Group and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Miller, Watson & George, P.C.
Tracey Midkiff, Attorney at Law
Texas Bar #24076558



Jo Woolsey, Bob Frijsch, Vicki Hammonds,
Sandra Mendoza, Arnold Mendoza, Jamie
Steen, W.D. Larew, Leslye Evans, Oscar
Caballero, Donna Caballero, Barbara Sandoval,
John Sisk, Amy Ortiz, Raymond Perez, Stacey
Bennett, Garrett Sanders, Vanessa McHaney
Substitute Trustee(s)
c/o Choice Default Group
304 S. Jones Blvd. Suite 1120
Las Vegas, NV 89107

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.

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com AT 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000480-18-1

APN R61777

TO No 18-14964-041AC

EXHIBIT "A"

BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER FIFTEEN (15), OF TANGLEWOOD SECTION V, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 51 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

FILED

C&S No. 44-18-2739 / FHA / No / FILE NOS
Ditech Financial LLC

2018 NOV 26 A 10:54

NOTICE OF TRUSTEE'S SALE

Deirdre Cooley DG

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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 20, 2017

- Grantor(s): Bryan M. Mueller, a single man
- Original Trustee: Brett M. Shanks
- Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns
- Recording Information: Clerk's File No. 201703329, in the Official Public Records of VICTORIA County, Texas.
- Current Mortgagee: Ditech Financial LLC
- Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
BEING A 0.313 ACRE TRACT OF LAND AND BEING ALL OF LOT THREE (3), AND A PORTION OF LOT FOUR (4), OF BLOCK THREE (3) OF VOGT'S SUBDIVISION ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 2, PAGE 66 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS AND FURTHER BEING THAT SAME TRACT OF LAND AS CONVEYED FROM ALFREDO HERNANDEZ TO SALVADOR FLORES AND SONIA FUENTES ACCORDING TO INSTRUMENT #201213540 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, SAID 0.313 ACRE TRACT OF LAND AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 02/05/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

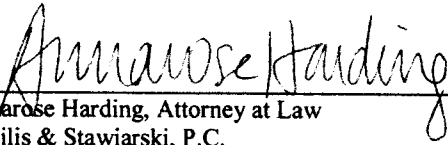


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

Executed on this the 20th day of November, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&S No. 44-18-2739 / FHA / No
Ditech Financial LLC

EXHIBIT A

0.313 ACRE

THE STATE OF TEXAS}
THE COUNTY OF VICTORIA}

BEING a 0.313 acre tract of land and being all of Lot Three (3), and a portion of Lot Four (4), of Block Three (3) of Vogt's Subdivision according to the established map and plat of said subdivision of record in Volume 2, Page 66 of the Plat Records of Victoria County, Texas, and further being that same tract of land as conveyed from Alfredo Hernandez to Salvador Flores and Sonia Fuentes according to Instrument # 201213540 of the Official Public Records of Victoria County, said 0.313 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found to mark the common north corner of said Fuentes tract of land and that certain tract of land conveyed by Fred R. & Elizabeth Stockbauer Investments, Ltd. to Sandro Rosas according to Instrument # 200616772 of the Official Records of said County, in the south right-of-way line of Port Lavaca Drive (100 foot Right-of-Way), and being the common north corner of said Lot Three (3) and Lot Two (2) of said Block Three (3);

THENCE, South 53 deg. 57' 03" East (South 53 deg. 57' 03" East, Record), along said right-of-way line, at 100.00 feet pass the common north corner of said Lots 3 and 4, and continuing for an overall distance of 108.50 (108.50) feet to a 5/8 inch diameter steel rebar set to mark the common north corner of said Hernandez tract of land and that certain tract of land conveyed by Victoria Bank & Trust Company, Trustee to John Paul Anger, et al according to instrument recorded in Volume 145, Page 712 of the Official Records of said County;

THENCE, South 20 deg. 02' 13" West (South 20 deg. 02' 13" West, Record), along the common line of said Anger tract of land, a distance of 116.78 (116.78) feet to a 5/8 inch diameter steel rebar set to mark the common south corner of said Hernandez and Anger tracts of land, in the north right-of-way line of Constitution Street (55.6 foot Right-of-Way);


THENCE, North 69 deg. 07' 00" West (North 69 deg. 07' 00" West, Record), along the north right-of-way line said Constitution Street, at 8.11 feet pass the common south corner of said Lots 3 and 4, and continuing for an overall distance of 104.21 (104.21) feet to a 5/8 inch diameter steel rebar with "USP" cap found to mark the common south corner of said Hernandez and Rosas tracts of land;

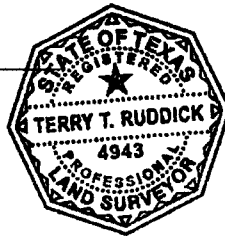
THENCE, North 20 deg. 00' 00" East (North 20 deg. 00' 00" East, Record), along said Rosas tract of land, a distance of 145.17 (145.17) feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 0.313 acre tract of land, more or less.

All set 5/8 inch diameter steel rebar is marked with yellow plastic cap marked "URBAN SURVEYING, INC."

Bearings are based on bearings of record in Instrument No. 201213540 of the Official Public Records of Victoria County, Texas.

The foregoing fieldnote description is based on an actual survey made on the ground under my supervision in February, 2017, and is true and correct to the best of my knowledge and belief.


Terry T. Ruddick
Registered Professional Land Surveyor
Texas No. 4943
2/13/17



S19105.01 - 0.313 acres

"This document was filed by"
and returned to:
Crossroads Abstract
and
Title Co.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/11/2011
Grantor(s): RONNIE LAFOSSE AND WIFE, TOWNSEND P. ROBERTS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$105,262.00
Recording Information: Instrument 201111489
Property County: Victoria
Property: BEING LOT NUMBER SIX (6), IN BLOCK NUMBER NINE (9), OF BRENTWOOD MANOR, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 83 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSE.
Reported Address: 111 DOVER, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of February, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

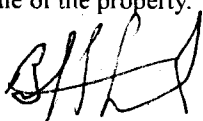
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.


Very truly yours,



Bonial & Associates, P.C.

FILED

2018 DEC -6 P 1:48

DG

PG COUNTY CLERK
VICTORIA COUNTY, TEXAS

POSTPKG

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER TWO (2), OF COLLEGE HEIGHTS, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, AT PAGE 5 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/01/2008 and recorded in Document 200813945 real property records of Victoria County, Texas.

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

Date: 02/05/2019

Time: 11:00 AM


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


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

5. Obligations Secured. The Deed of Trust executed by CRYSTAL SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$65,247.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking and Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking and Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


JO WOOLSEY, BOB FRISCH, JODI STEEN OR JAMIE STEEN
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd. Suite 222, Rockwall, TX 75087. 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.

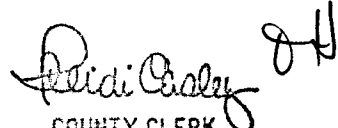
2010 DEC -6 P 1:55


Jodi Criley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 9596
County Clerk, Victoria County, Texas

FILED

2018 DEC 27 P 1:49


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: July 29, 2004
Amount: \$72,150.00
Grantor(s): ATANACIO TREVINO and MELANIE TREVINO

Original Mortgagee: FIRST PREFERENCE MORTGAGE CORP.
Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, MS 100, O'Fallon, MO 63368

Recording Information: Document No. 200410605

Legal Description: BEING LOT NUMBER THIRTY-EIGHT (38), IN BLOCK NUMBER THIRTEEN (13), OF PRIMROSE PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: February 5, 2019 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN OR JAMIE STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

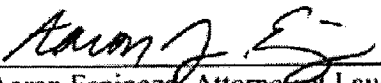
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

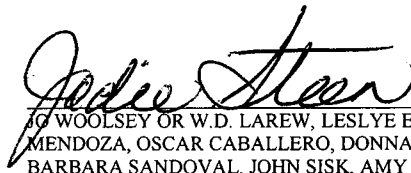
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

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

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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-004068



JG WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD
MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,
BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND
PEREZ, STACEY BENNETT, GARRETT SANDERS, KIM
HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI
HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL,
SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN
OR JAMIE STEEN
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: February 05, 2019

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

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

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 07, 2004 and recorded in Document CLERK'S FILE NO. 200400290 real property records of VICTORIA County, Texas, with CONSUELO C. ZAPATA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CONSUELO C. ZAPATA, securing the payment of the indebtednesses in the original principal amount of \$71,379.00, 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.
PORT MILL, SC 29715

Jo Woolsey
JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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

Declarant's Name: _____
Date: _____

FILED

2018 DEC 28 A 10:55

DN
Patricia Coaley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000008020703

EXHIBIT "A"

LOT NUMBER NINE (9), IN BLOCK NUMBER FORTY-ONE (41), OF QUAIL CREEK WEST BLOCKS 41,42,43, 44 & 45, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORDED IN VOLUME 6, AT PAGE 3 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.



NOS0000008020703

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jeffery L. Crone of Victoria County, Texas and Mary Kay Jones of Lavenia, Tennessee, dated March 1, 2013, and duly recorded at #201306351 of the Official Records Instrument of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, ^{CP February} ~~January~~ 5, 2019, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Lots 3 & 4, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

EXECUTED this FILED 7 day of January, 2019.

2019 JAN -9 A 11: 38

Patti Crone
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupel
CHARLIE FAUPEL
Substitute Trustee

SASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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 OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF VICTORIA

§
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§

KNOW ALL MEN BY THESE PRESENTS:

- Note:** Retail Installment Contract dated March 31, 1993 executed and delivered by Jose Louis Alvarado and Lenora Adames to Jim Walter Homes, Inc.
- Security Instrument:** Mechanic's Lien Contract with Power of Sale, dated March 31, 1993, executed and delivered by Jose Louis Alvarado and Lenora Adames to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded in Volume 0053, Page 838, in Victoria County, Texas.
- Original Creditor:** Jim Walter Homes, Inc.
- Current Holder:** U.S. Bank National Association, as Trustee for NRZ Pass-Through Trust IV
- Current Owner:** Ditech Financial LLC
- Mortgage Servicer:** Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284
- Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees:** Theodore J. Riney, Bruce K. Packard, Hayden Hooper

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

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

Names and Street Address of Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, RUSSELL CAIN, MARILYN CUMMINGS, JAN REGAN, TINA JACOB, PATSY ANDERSON
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 1003 E. Murray St. Victoria, TX 77901	RP FILE NO. DITE02-571	BORROWER: Alvarado, Jose Louis & Adames, Lenora
--	-------------------------------	--

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold: 1003 E. Murray St., Victoria, TX 77901, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, February 5, 2019.

Time of Sale: The sale will begin no earlier than 10:00 AM and no later than three (3) hours thereafter.

Location of Sale: At the County Courthouse in Victoria County, Texas, in an area in front of the East door of the courthouse facing North Bridge Street, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Victoria County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Victoria County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale 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 Security Instrument, 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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 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 Mechanic's Lien

PROPERTY ADDRESS: 1003 E. Murray St. Victoria, TX 77901	RP FILE NO. DITE02-571	BORROWER: Alvarado, Jose Louis & Adames, Lenora
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Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

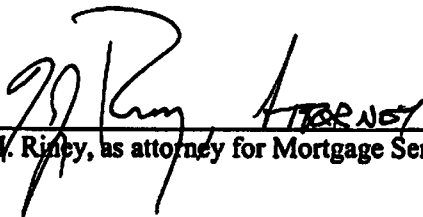
Type of Sale:

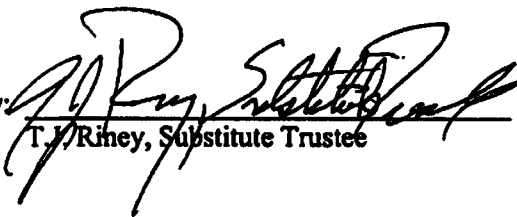
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Jose Louis Alvarado and Lenora Adames.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Jose Louis Alvarado and Lenora Adames and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: December 14, 2018.

By: 
T.J. Riney, as attorney for Mortgage Servicer

By: 
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

FILED

2019 JAN 11 A 11:02


HEIDI ASHLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

PROPERTY ADDRESS: 1003 E. Murray St. Victoria, TX 77901	RP FILE NO. DITE02-571	BORROWER: Alvarado, Jose Louis & Adames, Lenora
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EXHIBIT "A"

A 0.1435 acre tract or parcel of land lying, situated, and being out of Lot 16, of Owens Addition (Vol. 18, Pg. 60) in Lot 1, Block 1, Range 2, East Below Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the north corner of said Alvarado tracts, same being the east corner of the Ramon Estrada Tract II (V.1290, Pg. 888) and being in the southwesterly right-of-way line of Murray Street (55.6' R.O.W.), said Beginning Point being in the center of said Lot 16;

THENCE, along the northeasterly line of Lot 16, same being the southwesterly right-of-way line of said Murray Street, 869 51'00"E, 50.00 feet to a 1 inch iron pipe found for the east corner of this parcel;

THENCE, parallel with the east line of Lot 16, S20 06'00"W, 125.00 feet to a 5/8 inch iron rod set for the south corner of this tract in the southwesterly line of Lot 16;

THENCE, along the southwesterly line of Lot 16, N69 51'00"W, 50.00 feet to a 5/8 inch iron rod found at the West corner of this and the south corner of said Estrada tract;

THENCE, along the common line of this and said Estrada tracts, N20 06'00"E, 125.00 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 0.1435 acres of land.

PROPERTY ADDRESS: 1003 E. Murray St. Victoria, TX 77901	RP FILE NO. DITE02-571	BORROWER: Alvarado, Jose Louis & Adames, Lenora
---	------------------------	---

Notice of Trustee's Sale

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

Date: January 10, 2019
Trustee: Jose Alberto Flores
3502 Wildwood
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

FILED
2019 JAN 11 P 3:07
DN
Pedri C. C. C.
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust

Date: November 19, 2010
Grantor: Ramon Sanchez and Sylvia Pena Sanchez
1808 E. Polk
Victoria, TX 77901
Lender: David L. Rhode
410 Charleston Dr.
Victoria, TX 77904

Recording information: County Clerk No. 201011958, Victoria County, Texas

Property:
1808 E. Polk: Being Lot Number Twelve (12), in Block Number Five (5) of J. R. TRICE SUBDIVISION, an addition to the City of Victoria, Victoria County, Texas

County: Victoria County, Texas

Date of Sale: February, 5, 2019

Time of Sale: 12:30 PM

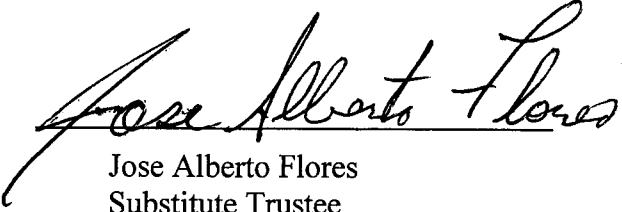
Place of Sale: Area in front of the east door of the Victoria County Courthouse building located at 115 North Bridge Street, Victoria, Texas.

Lender has appointed **Jose Alberto Flores** as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

NOTICE

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


Jose Alberto Flores
Substitute Trustee

FILE No. 9601
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

Date: January 15, 2019

2019 JAN 14 A 9 58

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Pedro Casley DG
COUNTY CLERK
VICTORIA COUNTY TEXAS

Note: Real Estate Lien Note dated 7/23/2012, in the original principal amount of \$40,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 7/23/2012, executed by Reymundo Reyna & Maria de Jesus Reyna to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201208328 of the Official Public Records of Victoria County, Texas

Property: (Tract 34) a 5.041 Acre tract of land in the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas.

Date of Sale (first Tuesday of month): February 5, 2019

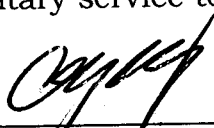
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 34, A 5.041 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.041 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weidon Cliburn to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

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

THENCE with the center of the last mentioned easement, N 01 deg. 58 min. 01 sec. W, 1918.69 feet to a 5/8 inch iron rod set for the beginning of a curve to the right.

THENCE with said curve to the right whose radius is 300.00 feet; whose long chord bears N 17 deg. 19 min. 43 sec. E, 198.26 feet; 202.06 feet along the arc to a 5/8 inch iron rod set at end of said curve.

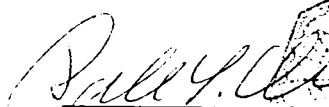
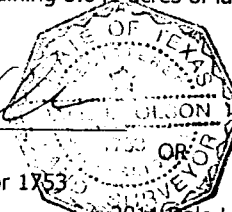
THENCE continuing with the center of said easement, N 36 deg. 37 min. 26 sec. E, 277.62 feet to a 5/8 inch iron rod set at an angle of said easement, for the POINT OF BEGINNING, the west corner of this tract.

THENCE N 36 deg. 37 min. 29 sec. E, at 30.00 feet pass a 5/8 inch iron rod Set for Reference in the northeast line of said easement, in all, 570.00 feet to a 5/8 inch iron rod set in the northeast line of the 510.086 acre tract, for the north corner of this tract.

THENCE with the northeast line of the 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 385.27 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 570.00 feet to a 60d nail set in the center of said easement, for the south corner of this tract, from which a 5/8 inch iron rod set in the northeast line of said easement bears N 36 deg. 37 min. 29 sec. E, 30.00 feet.

THENCE with the center of said easement, N 53 deg. 22 min. 34 sec. W, 385.27 feet to the POINT OF BEGINNING, containing 5.041 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Michael D. Olson
Reg. Pro. Land Surveyor 5386
Dale L. Olson Surveying Co.

Order #: 116211-34

Date Created: 12/13/11

FILED

Date: January 15, 2019

2019 JAN 14 A 10:00

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 3/28/2018, in the original principal amount of \$83,421.94, executed by Borrower and made payable to the order of Lender.

Paidi C. Dg
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust: Deed of Trust dated 3/28/2018, executed by William Wayne Freeman and Tammy Lynn Gonzales to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201803715 of the Official Public Records of Victoria County, Texas

Property: Tract 85, 10.062 acre tract of land in the A. E. Noble Survey, A-380 in Victoria County, Texas

Date of Sale (first Tuesday of month): February 5, 2019

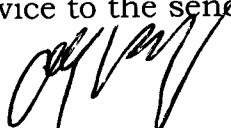
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 85, A 10.062 ACRE TRACT IN THE A.E. NOBLE SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING a 10.062 acre tract, lot, or parcel of land out of and being a part of the A.E. Noble Survey, A-380, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W, at 3315.10 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 5141.65 feet pass a 5/8 inch iron rod found where same intersects the center of another 60 foot access easement, at 6531.24 feet pass a 5/8 inch iron rod found in the center of another 60 foot access easement, 6855.69 feet in all to a 60d nail found; N 64 deg. 51 min. 34 sec. W, 1207.57 feet to a 60d nail found at the beginning of a curve to the left.

THENCE continuing with said line along a curve to the left whose radius is 1500.00 feet; whose long chord bears N 73 deg. 51 min. 21 sec. W, 469.12 feet; at 107.33 feet along the arc pass a 5/8 inch iron rod set where same intersects another 60 foot access easement, 471.05 feet in all to a 60d nail set.

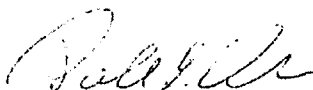
THENCE continuing with the center of said 60 foot access easement, N 82 deg. 51 min. 06 sec. W, 1489.61 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with said line N 82 deg. 51 min. 08 sec. W, 504.47 feet to a 5/8 inch iron rod found where same intersects the east line of the Richard Clyde Chamrad 100 acre tract recorded in Volume 820, Page 214, Victoria County Deed Records, the southwest corner of the Nine Mile Investments 510.086 acre tract, for the southwest corner of this tract.

THENCE with the west line of the 510.086 acre tract and the east line of the Chamrad 100 acre tract and the Mary Gayle Braman Trust 30 acre tract, N 44 deg. 39 min. 10 sec. E, at 37.82 feet pass a 5/8 inch iron rod Set for Reference, at 753.39 feet pass a fence corner post found at the common corner of the Chamrad and Braman tracts, 1319.11 feet in all to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 45 deg. 20 min. 50 sec. E, 400.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 44 deg. 39 min. 10 sec. W, at 974.30 feet pass a 5/8 inch iron rod Set for Reference, 1012.12 feet in all to the POINT OF BEGINNING, containing 10.062 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2013 Dale L. Olson Surveying Co.

Order #: 116211-85

Date Created: 01-28-13

FILE No. 9603 Notice of Trustee's Sale
County Clerk, Victoria County, Texas

FILED

Date: January 15, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/28/2015, in the original amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

2019 JAN 14 A 9 58
DG
P. C. Cady
COUNTY CLERK
VICTORIA COUNTY TEXAS

Deed of Trust: Deed of Trust dated 10/28/2015, executed by William Creager to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201511949 of the Official Public Records of Victoria County, Texas

Property: (Tract 64, Sec. 2) - A 5.149 acre tract in the Day Land and Cattle Company Survey, A-477, Victoria County Texas.

Date of Sale (first Tuesday of month): February 5, 2019

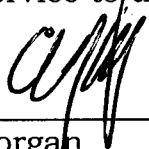
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

FIELD NOTES FOR A 5.149 ACRE TRACT IN THE DAY LAND AND CATTLE CO. SURVEY
IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 64, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.149 acre tract or parcel of land out of and being a part of the Day Land and Cattle Co. Survey, 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 Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in 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 Harry 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 south line of the Nine Mile Investments 510.086 acre tract and north line of the 423.001 acre tract, of which this is a part, along the center of Willow Creek Ranch Road, N 79 deg. 43 min. 19 sec. W, 1193.42 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, 661.75 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Slippery Elm Road, along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 18 min. 30 sec. W, 200.06 feet; 203.26 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, 916.89 feet to a point where same intersects the center of Weeping Willow Road, a second 60 foot roadway easement.

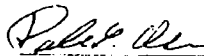
THENCE with the center of Weeping Willow Road, N 40 deg. 08 min. 30 sec. W, 2065.81 feet to a point for the POINT OF BEGINNING, for the east corner of this tract, from which a 5/8 inch iron rod set for Reference in the southwest line of the said cul-de-sac bears N 41 deg. 51 min. 31 sec. E, 60.00 feet.

THENCE S 41 deg. 51 min. 31 sec. W, 425.00 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 48 deg. 08 min. 30 sec. W, 535.45 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 43 deg. 56 min. 13 sec. E, 425.28 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 48 deg. 08 min. 30 sec. E, at 460.03 feet pass a 5/8 inch iron rod set in the before said cul-de-sac of Weeping Willow road, 520.03 feet in all to the POINT OF BEGINNING, containing 5.149 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 175

Order# 15-323-325_64



Michael D. Olson
Reg. Pro. Land Surveyor 5386

Date Created: 7-31-15

Notice of Trustee's Sale

FILED

2019 JAN 14 A 10:00

Paidi Ashley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: January 15, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 10/28/2015, in the original principal amount of \$59,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/28/2015, executed by Pomposa Calbillo to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201511951 of the Official Public Records of Victoria County, Texas

Property: (Tract 65, Sec. 2) - A 5.486 acre tract in the Day Land and Cattle Company Survey, A-190 in Victoria County, Texas.

Date of Sale (first Tuesday of month): February 5, 2019

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

FIELD NOTES FOR A 5.486 ACRE TRACT IN THE DAY LAND AND CATTLE CO. SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 65, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.486 acre tract or parcel of land out of and being a part of the Day Land and Cattle Co. Survey, 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 Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in 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 Harry 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 south line of the Nine Mile Investments 510.086 acre tract and north line of the 423.001 acre tract, of which this is a part, along the center of Willow Creek Ranch Road, N 79 deg. 43 min. 19 sec. W, 1193.42 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, 661.75 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Slippery Elm Road, along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 18 min. 30 sec. W, 200.06 feet; 203.26 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, 916.89 feet to a point where same intersects the center of Weeping Willow Road, a second 60 foot roadway easement.

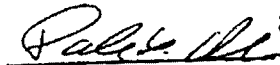
THENCE with the center of Weeping Willow Road, N 40 deg. 08 min. 30 sec. W, 2065.81 feet to a point for the POINT OF BEGINNING, for the south corner of this tract, from which a 5/8 inch iron rod set for Reference in the northwest line of the said cul-de-sac bears N 48 deg. 08 min. 30 sec. E, 60.00 feet.

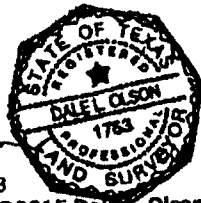
THENCE N 48 deg. 08 min. 30 sec. W, 520.03 feet to a 5/8 inch iron rod set for the west corner of this tract.

THENCE N 43 deg. 56 min. 13 sec. E, at 146.81 feet intersecting the center of a creek, continuing with the center of said creek a total of 340.66 feet to a point for the north corner of this tract.

THENCE continuing with the center of said creek, S 89 deg. 59 min. 50 sec. E, 82.96 feet to a point; S 74 deg. 51 min. 59 sec. E, 121.90 feet to a point for an angle; S 88 deg. 10 min. 20 sec. W, 133.19 feet to a point; S 58 deg. 38 min. 08 sec. E, 190.18 feet to a point for the east corner of this tract.

THENCE leaving said creek, S 36 deg. 32 min. 38 sec. W, at 519.73 feet pass a 5/8 inch iron rod set in the before said cul-de-sac of Weeping Willow road, 579.73 feet in all to the POINT OF BEGINNING, containing 5.486 acres of land.


Dale L. Olson
Reg. Pro. Land Surveyor 1753



©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s_65

Michael D. Olson
Reg. Pro. Land Surveyor 5386
Date Created: 7-31-15

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice Pursuant To Texas Property Code Sec. 51.002(i): 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.

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

WHEREAS, by that certain Deed of Trust dated August 31, 2015, recorded at Instrument # 201509794, Official Public Records of Victoria County, Texas (hereinafter referred to as the "Deed of Trust"), Christofer Taylor and Michelle Sheldon (hereinafter referred to hereinafter as "Borrowers") conveyed to David Zalman, Trustee, all of the herein described real property located in Victoria County, Texas, together with all improvements thereon and all other property described in and conveyed by the Deed of Trust (collectively referred to as the "Property") to secure the payment of that one certain Promissory Note dated August 31, 2015, executed by Christofer Taylor and Michelle Sheldon, in the original principal balance of \$26,720.00 and payable to Prosperity Bank (hereinafter referred to as the "Note"); and

WHEREAS, Prosperity Bank is holder and owner of the Indebtedness evidenced by the Note and the Deed of Trust, and liens securing same, and is entitled to receive all amounts due thereunder; and

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

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

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 5th day of February, 2019, between ten o'clock a.m. and four o'clock p.m. (10 a.m. to 4 p.m.), I will sell to the highest bidder at public auction the Property ("Property") described below, AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court, or such other area place as has been designated by the Commissioners' Court of Victoria County, Texas for the conducting of foreclosure sales, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. The Substitute Trustee's sale will be begin no earlier than 1:00

p.m. and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash

The real property to be sold, including any improvements, located in Victoria County, State of Texas, (hereinafter collectively referred to as the "Real Property") is described as follows, to wit:

BEING Lot Number One (1), in Block Number One (1), of PATRICIO ESCALONA SUBDIVISION, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 7, Page 72A of the Plat Records of Victoria County, Texas, to which reference is made here for descriptive purposes.

The Real Property or its address is commonly known as 157 FARICE, TELFERNER, TX 77988.

TOGETHER WITH all other collateral and other interests granted and conveyed under said Deed of Trust to secure the payment of the aforementioned Note.

Signed this 14 day of January, 2019.

Lee Ann Bowen

Lee Ann Bowen, Substitute Trustee
H. Clinton Milner, Substitute Trustee
101 S. Main Street
Victoria, Texas 77901
TEL (361) 572-6561
FAX (361) 788-4835

FILED

2019 JAN 14 A 11:12

DG
Dicki Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
WILLIAMS, BRIDGET R.
1509 VIRGINIA AVENUE, VICTORIA, TX 77901

Firm File Number: 16-025885

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 15, 1999, BRIDGET R. WILLIAMS, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to DUDLEY BEADLES, as Trustee, the Real Estate hereinafter described, to NORWEST MORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 199916234, 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

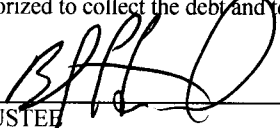
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Victoria** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT NO. ELEVEN (11), IN BLOCK NO. THREE (3), MORNINGSIDE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 32, MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

Property Address: 1509 VIRGINIA AVENUE
VICTORIA, TX 77901
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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



SUBSTITUTE TRUSTEE
Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, **Bob Frisch**, Sandra Mendoza, Vicki Hammonds, Barbara Sandoval, Jamie Steen or Jodi Steen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED

2019 JAN 14 P 1:57

THE STATE OF _____
COUNTY OF _____
COUNTY CLERK
VICTORIA COUNTY, TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

NOTARY PUBLIC in and for

_____ COUNTY,
My commission expires: _____
Type or Print Name of Notary _____

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

NOTICE OF [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: February 05, 2019

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

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

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

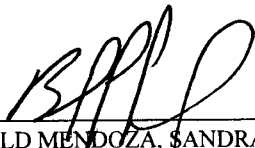
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 25, 2008 and recorded in Document CLERK'S FILE NO. 200806105 real property records of VICTORIA County, Texas, with CARL A BROWN AND KARI L LANGENBERG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARL A BROWN AND KARI L LANGENBERG, securing the payment of the indebtednesses in the original principal amount of \$100,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

FILED

2019 JAN 14 P 2:00



COUNTY CLERK
VICTORIA COUNTY, TEXAS

Declarants Name: _____
Date: _____



NOS0000007588767

EXHIBIT "A"

LOT FIVE (5), BLOCK TWO (2), OF GREENWAY PARK, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 13 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: February 05, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 25, 1996 and recorded in Document VOLUME 250, PAGE 383 real property records of VICTORIA County, Texas, with JULIE A MURPHY AND MICHAEL D MURPHY, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIE A MURPHY AND MICHAEL D MURPHY, securing the payment of the indebtednesses in the original principal amount of \$45,399.00, 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



JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2019 JAN 14 P 2:01



COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER NINETY-THREE (93), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 59, PAGE 293 DEED RECORDS, VICTORIA COUNTY, TEXAS.



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: February 05, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 09, 2007 and recorded in Document CLERK'S FILE NO. 200713585 real property records of VICTORIA County, Texas, with ALEX W SULLIVAN AND DEBORAH L SULLIVAN AKA DEBBIE L SULLIVAN, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALEX W SULLIVAN AND DEBORAH L SULLIVAN AKA DEBBIE L SULLIVAN, securing the payment of the indebtednesses in the original principal amount of \$165,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

2019 JAN 14 P 2 03

DN
Debi Crady
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

ALL OF THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN VICTORIA COUNTY, TEXAS, TO-WIT:

BEING LOT NUMBER TWENTY (20) OF OAK COLONY ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 349, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

BEING THAT PARCEL OF LAND CONVEYED TO ALEX W. SULLIVAN AND WIFE, DEBORAH L. SULLIVAN FROM ROBERT W. NIEMANN BY THAT DEED DATED 09/14/1999 AND RECORDED 09/20/1999 IN INSTRUMENT NO. 199912295 OF THE VICTORIA COUNTY, TX, PUBLIC REGISTRY.



FILE No. 9610
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

2019 JAN 14 P 3:41

Deidi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: January 14, 2019

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated April 18, 2013, from Maker, Mr. Eberardo Pineda-Rosas and Ms. Guadalupe Adriana Armendariz, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$84,900.00

Deed of Trust

Date: April 18, 2013

Recording Information: Filed on May 13, 2013, and recorded under document number 201305744 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Eberardo Pineda-Rosas and Ms. Guadalupe Adriana Armendariz, as husband and wife

Trustee: Stephen A. Beal

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

Property: Land Lot No. Twenty-eight (28), Block No. Five (5), MEADOWMERE ADDITION, an addition lying within the corporate limits of THE CITY OF VICTORIA, COUNTY OF VICTORIA, TEXAS, according to the established map and plat thereof recorded in volume 309, Page 530, of the Deed Records, Victoria County, Texas.

Date of Sale (first Tuesday of month): February 5, 2019

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILE No. 9611
County Clerk, Victoria County, Texas

FILED #

2019 JAN 14 AM 11:52

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra
Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew,
Leslye Evans, Oscar Caballero, Donna Caballero,
Barbara Sandoval, John Sisk, Amy Ortiz, Raymond
Perez, Stacey Bennett, Garrett Sanders, Vanessa
McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

Reed Crisley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TX No TX06000078-17-2S

APN 41421

TO No 180545534-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 11, 2013, WILLIE J BROWN AND MARY BROWN, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHRIS PEIRSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$128,162.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on June 24, 2013 as Document No. 201307581 in Victoria County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 41421

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders, Vanessa McHaney** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



4679739

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Victoria County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 20 day of December, 2018



By: Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders, Vanessa McHaney
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000078-17-2S

APN 41421

TO No 180545534-TX-RWI

EXHIBIT "A"

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER FOUR (4), OF BROWNSON TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 54 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES