

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 07/02/2019

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

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

Property Address: 39 Tiffany Dr., Victoria, TX 77904

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/05/2007 and recorded 06/08/2007 in Document 200707461, real property records of Victoria County, Texas, with **Christy Crisp, a single woman**, grantor(s) and ALETHERS, LLC, as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, AMY ORTIZ, JODI STEEN OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Christy Crisp, a single woman**, securing the payment of the indebtedness in the original principal amount of \$76,302.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

FILED

2019 APR 11 P 3:12

Dg
Dicki Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

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

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF TIFFANY PLACE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 329 OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

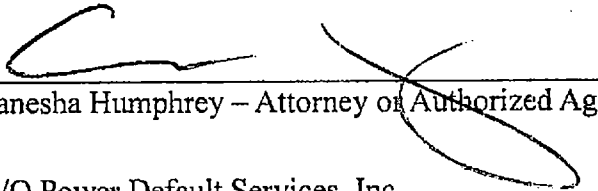
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

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

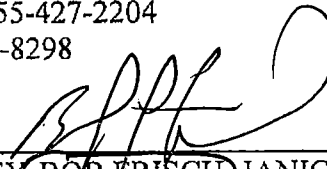
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: April 10, 2019



Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298


JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JAMIE STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, AMY ORTIZ, JODI STEEN OR JAMIE STEEN
- Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 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.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date
5/14/2014

Grantor(s)/Mortgagor(s)
RAYNALDO RAMOS, A SINGLE PERSON

Original Beneficiary/Mortgagee
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC ("MERS ") SOLELY AS A NOMINEE
FOR PROSPERITY BANK, A TEXAS
CORPORATION ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee
Wells Fargo Bank, N A

Recorded in
Volume N/A
Page N/A
Instrument No 201405419

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 ONE (1) IN BLOCK NUMBER THIRTEEN (13), OF GREENBRIAR PLACE AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION ORIGINALLY OF RECORD IN VOLUME 211, PAGE 634 DEED RECORDS OF VICTORIA COUNTY, TEXAS AND MOVED TO VOLUME 1 PAGE 69, PLAT RECORDS OF VICTORIA COUNTY, TEXAS

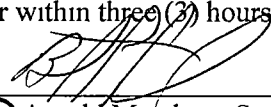
Date of Sale 7/2/2019

Earliest Time Sale Will Begin 11 00 00 AM

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(t)
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

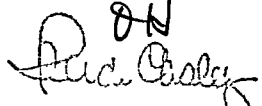


Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Jodi Steen or Jamie Steen or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

service to the sender of this notice immediately

FILED

2019 APR 15 P 3:18


COUNTY CLERK
VICTORIA COUNTY TEXAS

MH File Number TX 19 71345 POS
Loan Type FHA

FILED

FILE No 9672
County Clerk, Victoria County, Texas

2019 APR 18 P 12:14

AW
Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/27/2007

Grantor(s)/Mortgagor(s)
RODOLFO PRADO, AND SPOUSE ELSA PRADO

Original Beneficiary/Mortgagee
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") SOLELY AS A NOMINEE FOR SUNTRUST MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee
Nationstar Mortgage LLC d/b/a Mr Cooper

Recorded in.
Volume: N/A
Page: N/A
Instrument No: 200704066

Property County.
VICTORIA

Mortgage Servicer
Nationstar Mortgage LLC d/b/a Mr Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee

Mortgage Servicer's Address
8950 Cypress Waters Blvd,
Coppell, TX 75019

Legal Description: BEING LOT NUMBER EIGHTEEN (18), IN BLOCK NUMBER B, OF BOULEVARD ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

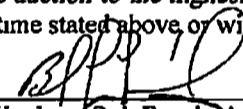
Date of Sale. 7/2/2019 **Earliest Time Sale Will Begin:** 11 00 00 AM

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

service to the sender of this notice immediately



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, 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

MH File Number TX-18-67829-POS
Loan Type Conventional Residential

FILE No 9673
County Clerk, Victoria County, Texas

FILED

2019 APR 18 P 12:13

NOTICE OF SUBSTITUTE TRUSTEE SALE

aw
Patti Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Deed of Trust Date:
4/15/1996

Grantor(s)/Mortgagor(s).
MARY ANTONETTE RIVERA

Original Beneficiary/Mortgagee
CUSTOM MORTGAGE CORP

Current Beneficiary/Mortgagee
Wells Fargo Bank, N A

Recorded in
Volume: 0217
Page: 829
Instrument No: N/A

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 0.146 ACRE OF LAND SITUATED IN LOT 1, BLOCK 1 OF HILLCREST ADDITION TO VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 2, PAGE 56 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.146 ACRE OF LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: 7/2/2019

Earliest Time Sale Will Begin: 11 00 00 AM

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

service to the sender of this notice immediately.

BPT
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, 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

MH File Number TX-19-71319-POS
Loan Type FHA

EXHIBIT "A"

BEING: 0.146 acre of land situated in Lot 1, Block 1 of Hillcrest Addition to Victoria, Victoria County, Texas according to the plat recorded in Volume 2, Page 56 of the Map and Plat Records of Victoria County, Texas, said 0.146 acre of land being more fully described by metes and bounds as follows:

BEGINNING: at an existing 5/8 inch iron rod in the Eastern line of Vine Street, same being the Western line of the said Lot 1, said iron rod bears S 05 deg. 01' E., a distance of 90.79 feet from the Northwest corner of said Lot 1, said reference point also being the intersection of the Eastern line of Vine Street with the Southern line of Crestwood Drive, said iron rod and Beginning Point also being the Northwest corner of the herein described tract;

THENCE N. 05 deg. 04' E., a distance of 62.90 feet across the said Lot 1 to a 5/8 inch iron rod set in the Northeast line of the said Lot 1 same being the Southwest line of Lot 2, Block 1 of Hillcrest Addition, said iron rod also being the Northeast corner of the herein described tract;

THENCE S. 13 deg. 58' E., a distance of 88.99 feet along the Northeast line of the said Lot 1, same being the Southwest line of the said Lot 2 to an existing iron rod marking the Southeast corner of the said Lot 1, said iron rod also being the Southeast corner of the herein described tract;

THENCE S. 80 deg. 30' W., a distance of 77.04 feet along the Southeast line of the said Lot 1 to an existing iron rod marking the Southwest corner of the said Lot 1, said iron rod also being in the Eastern line of Vine Street, said iron rod also being the Southwest corner of the herein described tract;

THENCE N. 05 deg. 01' W., a distance of 94.01 feet along the Western line of the said Lot 1, same being the Eastern line of Vine Street to the PLACE OF BEGINNING. Containing within these metes and bounds 0.146 acre of land.

104 SCARBOROUGH DR
VICTORIA TX 77901

0000008359036

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 July 02 2019

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

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

2 Terms of Sale Cash

3 Instrument to be Foreclosed The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 28, 2008 and recorded in Document CLERK'S FILE NO 200803747 real property records of VICTORIA County, Texas with CESARIO GARZA AND SALLIA GARZA grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE mortgagee

4 Obligations Secured Deed of Trust or Contract Lien executed by CESARIO GARZA AND SALLIA GARZA securing the payment of the indebtednesses in the original principal amount of \$89,195 00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien

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

6 Mortgage Servicer Information The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code § 51 0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above MIDLAND MORTGAGE A DIVISION OF MIDFIRST BANK as Mortgage Servicer, is representing the current mortgagee, whose address is

c/o MIDLAND MORTGAGE A DIVISION OF MIDFIRST BANK
999 N W GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

FILED

2019 APR 25 P 12 04

ON
Paula Casley
COUNTY CLERK
VICTORIA COUNTY TEXAS



104 SCARBOROUGH DR
VICTORIA TX 77901

0000008359036

0000008359036

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER (2) IN BLOCK NUMBER FIVE (5) OF AVALON 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 1 PAGE 17 OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

FILE No. 9679
County Clerk, Victoria County, Texas
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/17/2006

Grantor(s)/Mortgagor(s):
JUSTO ANGEL GARCIA, JR, A SINGLE MAND
AND AMBER LYNN CANO, A SINGLE WOMAN
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200609803

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 NINETEEN (19), IN BLOCK NUMBER G, OF BOULEVARD
ADDITION, AN ADDITION TO THE CITY OF VICOTRIA, VICTORIA COUNTY, TEXAS, ACCORDING TO
THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 46 OF THE
PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR
DESCRIPTIVE PURPOSES.

Date of Sale: 7/2/2019

Earliest Time Sale Will Begin: 11:00:00 AM

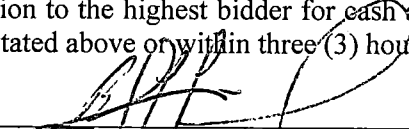
Place of Sale of Property: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 OR
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

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

service to the sender of this notice immediately.


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, 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

FILED

2019 MAY -2 P 2:27

MH File Number: TX-19-72309-POS
Loan Type: FHA


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

2019 MAY 13 P 12 00

David Crisley
COUNTY CLERK
VICTORIA COUNTY TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION.

Date 01/17/2003
Grantor(s) GEORGE L BRANSON AND SPOUSE, FRANCES PEARL BRANSON
Original Mortgagee WELLS FARGO HOME MORTGAGE, INC
Original Principal \$76,380 00
Recording Information Instrument 200300992
Property County Victoria
Property

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VICTORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

BEING A 2 58 ACRE TRACT OF LAND SITUATED IN THE WILLIAM NETTLES SURVEY, ABSTRACT NO 375, VICTORIA COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED AS 2 58 ACRES AS CONVEYED BY CHARLES SMITH AND BEVERLY J SMITH TO GEORGE L BRANSON AND FRANCES PEARL BRANSON ACCORDING TO INSTRUMENT RECORDED IN VOLUME 277, PAGE 433 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 2 58 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID BRANSON TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 1 75 ACRES AS CONVEYED BY CLENITH DELBERT EWERS, ET UX TO DARYL D EWERS ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1429, PAGE 834 OF THE DEED RECORDS OF SAID COUNTY, IN THE SOUTHWEST LINE OF A PAVED COUNTY MAINTAINED ROADWAY LOCALLY KNOWN AS LOVE ROAD, FOR THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, SOUTH 43 DEG 22 06" EAST, ALONG THE NORTHEAST LINE OF SAID BRANSON TRACT, A DISTANCE OF 161 85 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE EAST CORNER OF SAID BRANSON TRACT, IN THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 7 29 ACRES AS CONVEYED BY W 0 LOVE TO ROBERT B WUEST ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1068, PAGE 666 OF THE DEED RECORDS OF SAID COUNTY, FOR THE EAST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, SOUTH 45 DEG 38 00" WEST (BASIS OF BEARING), ALONG THE COMMON LINE OF SAID BRANSON TRACT AND SAID WUEST TRACT, A DISTANCE OF 678 77 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING A COMMON CORNER OF SAID BRANSON TRACT AND SAID WUEST TRACT, FOR THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, NORTH 43 DEG 51 55" WEST, ALONG THE SOUTHWEST LINE OF SAID BRANSON TRACT, A DISTANCE OF 168 46 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID BRANSON TRACT AND THE AFORESAID EWERS TRACT, FOR THE WEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, NORTH 46 DEG 11 30" EAST, ALONG THE COMMON LINE OF SAID BRANSON TRACT AND SAID EWERS TRACT, A DISTANCE OF 680 15 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 2 58 ACRE TRACT OF LAND, MORE OR LESS

THE FOREGOING FIELDNOTE DESCRIPTION IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN DECEMBER, 2002, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BEARINGS ARE BASED ON BEARINGS OF RECORD IN VOLUME 277, PAGE 433 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS

Reported Address 754 LOVE ROAD, VICTORIA, TX 77904

MORTGAGE SERVICING INFORMATION

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

Current Mortgagee U S Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT
Mortgage Servicer Rushmore Loan Management Services LLC

Current Beneficiary U S Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT
Mortgage Servicer Address Customer Service Department, PO Box 55004, Irvine, CA 92619

SALE INFORMATION

Date of Sale Tuesday, the 2nd day of July, 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, Michael Burns, 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

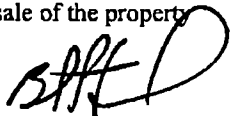
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to 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, Michael Burns, 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

2019 MAY 13 P 12:00

an
Deirdre Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

1802 E AIRLINE ROAD
VICTORIA, TX 77901

00000008231862

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 July 02, 2019

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

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

2 Terms of Sale Cash

3 Instrument to be Foreclosed The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 12, 2017 and recorded in Document CLERK'S FILE NO 201708158 real property records of VICTORIA County, Texas with JODY GOLDEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee

4 Obligations Secured Deed of Trust or Contract Lien executed by JODY GOLDEN, securing the payment of the indebtednesses in the original principal amount of \$88,624 00, and obligations therein described including but not limited to the promissory note and all modifications renewals and extensions of the promissory note PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien

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

6 Mortgage Servicer Information The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code § 51 0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



1802 E AIRLINE ROAD
VICTORIA TX 77901

0000008231862

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA OR ELIZABETH ANDERSON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL LLP, 4004 Belt Line Road Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road Suite 100 Addison, Texas 75001-4320 I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale

Declarants Name _____

Date _____

1802 E AIRLINE ROAD
VICTORIA, TX 77901

00000008231862

00000008231862

VICTORIA



LOT TWENTY-FOUR (24) IN BLOCK ONE (1) OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGE 23 OF THE MAP RECORDS OF VICTORIA COUNTY TEXAS

FILED

2019 MAY 13 P 12:00

on
Deidi Ashley
COUNTY CLERK
VICTORIA COUNTY TEXAS

112 LEXINGTON LANE
VICTORIA, TX 77901

0000006515712

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 July 02, 2019
Time The sale will begin at 11 00 AM or not later than three hours after that time
Place AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners

2 Terms of Sale Cash

3 Instrument to be Foreclosed The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 26 1999 and recorded in Document CLERK'S FILE NO 199901495 real property records of VICTORIA County Texas with DUNCAN J CAMERON AND NORMA J CAMERON, grantor(s) and NORWEST MORTGAGE, INC , mortgagee

4 Obligations Secured Deed of Trust or Contract Lien executed by DUNCAN J CAMERON AND NORMA J CAMERON, securing the payment of the indebtednesses in the original principal amount of \$75,256 00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2002-1 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



112 LEXINGTON LANE
VICTORIA, TX 77901

0000006515712

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI JOHN SISK, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further does hereby request authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100 Addison, Texas 75001-4320 I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale

Declarants Name _____

Date _____

112 LEXINGTON LANE
VICTORIA, TX 77901

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0000006515712

VICTORIA



BEING LOT NUMBER SIX (6) , IN BLOCK NUMBER FOUR (4) , OF FLEETWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6 AT PAGE 28, OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

118 BLUEBIRD RD
VICTORIA, TX 77905

00000008373326

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: July 02, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 12, 2011 and recorded in Document CLERK'S FILE NO. 201109247 real property records of VICTORIA County, Texas, with JEFFREY R. SAUNDERS JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFREY R. SAUNDERS JR, securing the payment of the indebtednesses in the original principal amount of \$111,975.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098

FILED

2019 MAY 23 A 9:39

Jw
P. J. Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, OR AMY ORTIZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____

Date: _____

118 BLUEBIRD RD
VICTORIA, TX 77905

00000008373326

00000008373326

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER FOUR (4), OF QUAIL CREEK WEST TRACTS IV & V, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 24 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

18-222122

FILE No. 9688
County Clerk, Victoria County, Texas
Notice of Substitute Trustee's Sale

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

| | |
|--|--|
| Deed of Trust Date: October 30, 2009 | Original Mortgagor/Grantor: TOM GARRETT |
| Original Beneficiary / Mortgagee: ONE REVERSE MORTGAGE, LLC | Current Beneficiary / Mortgagee: BANK OF AMERICA N.A |
| Recorded in: Volume: N/A Page: N/A Instrument No: 200912640 | Property County: VICTORIA |
| Mortgage Servicer: REVERSE MORTGAGE SOLUTIONS, INC. | Mortgage Servicer's Address: 14405 Walters Rd., Suite 200 Houston, TX 77014 |

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

Secures:Note in the original principal amount of \$222,000.00, executed by TOM GARRETT ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 502 E JUAN LINN ST, VICTORIA, TX 77901

Legal Description of Property to be Sold: BEING A 0.1467 ACRE TRACT OF LAND AND BEING A PORTION OF THE WEST ONE-HALF OF LOT NO TWO (2) OF BLOCK NO ONE HUNDRED EIGHTY SEVEN (187), IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED AS 0.146 ACRES AS CONVEYED BY RAY PETE RUIZ, EXECUTOR, TO RAY PETE RUIZ ACCORDING TO INSTRUMENT NO 200110945 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 0.1467 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID 0.146 ACRE TRACT AND THAT CERTAIN TRACT OF LAND CONVEYED BY VICTORIA PLUMBING COMPANY, INC TO GREGORY L FOSSATI ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1200, PAGE 448 OF THE DEED RECORDS OF SAID COUNTY, IN THE NORTH RIGHT-OF-WAY LINE OF E JUAN LINN STREET (55.6' R O W) AND THE SOUTH LINE OF SAID LOT 2,

THENCE, NORTH 70 DEG 00' 00" WEST (BASIS OF BEARING), ALONG SAID RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 69.70 FEET TO A 5/8 INCH DIAMETER STEEL REBAR SET (WITH YELLOW PLASTIC CAP MARKED USI RPLS 4943) TO MARK THE SOUTHWEST CORNER OF SAID 0.146 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID LOT 2 AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID E JUAN LINN STREET AND THE EAST RIGHT-OF-WAY LINE OF S WHEELER STREET (55.6' R O W),

THENCE, NORTH 19 DEG 45' 28" EAST (N20 DEG 06' 00" E, 91.00 FEET, RECORD), ALONG SAID S WHEELER STREET AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 91.63 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON CORNER OF SAID 0.146 ACRE TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.0766 ACRE AS CONVEYED BY RAY PETE RUIZ, EXECUTOR TO JESSICA RUIZ ACCORDING TO INSTRUMENT NO 20110945 OF THE OFFICIAL RECORDS OF SAID COUNTY



THENCE, SOUTH 69 DEG 28' 58" EAST (S70 DEG 00' 00" E, 69.70 FEET, RECORD), ALONG THE COMMON LINE OF SAID 0.146 ACRE TRACT AND SAID 0.0766 ACRE TRACT, A DISTANCE OF 70.25 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE COMMON COMER OF SAID 0.146 ACRE TRACT AND SAID 0.0766 ACRE TRACT, IN THE WEST LINE OF THE AFORESAID FOSSATI TRACT,

THENCE, SOUTH 20 DEG 06' 00" WEST, ALONG THE COMMON LINE OF SAID FOSSATI TRACT, A DISTANCE OF 91.00 FEET (S20 DEG 00' 00" W, 91.00 FEET, RECORD) TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.1467 ACRE TRACT OF LAND, MORE OR LESS.

| | |
|------------------------------------|--|
| Date of Sale: July 02, 2019 | Earliest time Sale will begin: 11:00 AM |
|------------------------------------|--|

Place of sale of Property: AT THE BASE OF THE COURTHOUSE STEPS ON THE EAST SIDE OF THE BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *BANK OF AMERICA N.A.*, the owner and holder of the Note, has requested Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254 to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee.

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

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.



/s/William Attmore

William Attmore

Attorney for REVERSE MORTGAGE SOLUTIONS, INC.

State Bar No.:24064844

wattmore@rascrane.com

RAS CRANE, LLC

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

FILED

2019 MAY 23 A 9:40

Ju

Dicki Casler

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 07/02/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/25/2013 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number, 201303848 with Mark J. Benoit and Analisa M. Benoit (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Republic Mortgage Home Loans, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Mark J. Benoit and Analisa M. Benoit, securing the payment of the indebtedness in the original amount of \$127,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. -BEING LOT NUMBER TWENTY-SEVEN (27), IN BLOCK NUMBER TWO (2), OF CIMARRON UNIT III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, AT PAGE 50 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED


2019 MAY 23 A 9 50

sw
Dicki Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



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

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

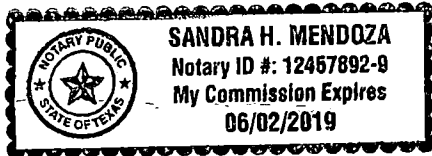


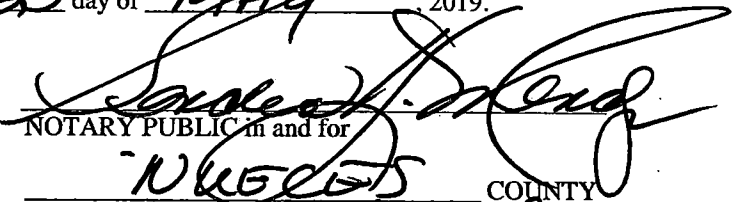
SUBSTITUTE TRUSTEE
~~Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson~~
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Alexis Mendoza, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of MAY, 2019.





NOTARY PUBLIC in and for
NUECES COUNTY
My commission expires: 6.2.19
Print Name of Notary:
Sandra H. Mendoza

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by CHRISTOPHER W CALLAHAN and LAURELLE L RAMSEY of Victoria County, Texas, dated August 1, 2012, and duly recorded at #201211285, 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, July 2, 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 1 & 2, Block 11, of SHADY OAKS SUBDIVISION, SECTION IV, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas,

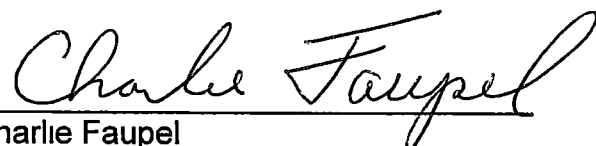
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties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

EXECUTED this 31st day of May, 2019

FILED

2019 JUN -5 P 11 09.


COUNTY CLERK
VICTORIA COUNTY TEXAS


Charlie Faupel
Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JOHNNY SIERRA of Victoria County, Texas, dated July 1, 2014, and duly recorded at #201500426, 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, July 2, 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

Lot 6, Block 1, of SHADY OAKS SUBDIVISION, SECTION I, 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 31st day of May, 2019

FILED

2019 JUN -5 P 11 12

D. N. Ashley
COUNTY CLERK
VICTORIA COUNTY TEXAS

Charlie Faupel

Charlie Faupel
Substitute Trustee

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust to Secure Assumption executed by Timothy Jones of Victoria County, Texas, dated June 28, 2017, and duly recorded at #201903366 of the Official Records Instrument of Victoria County, Texas, I will, as Trustee under said Deed of Trust to Secure Assumption, 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, July 2, 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 4 00 o'clock p m), the following-described property, to-wit

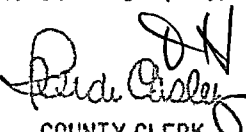
Lot 4, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas,

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 31 day of May, 2019

FILED

2019 JUN -5 P 11 14


COUNTY CLERK
VICTORIA COUNTY, TEXAS


CHARLIE FAUPEL
Trustee

FILED

FILE No 9696
County Clerk Victoria County Texas

2019 JUN 11 AM 9 25

Dan Dudley
COUNTY CLERK
VICTORIA COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Victoria County

Deed of Trust Dated 10/09/2015

Grantor(s) Christopher Dickson

Original Mortgagee TEXAS DOW EMPLOYEES CREDIT UNION

Current Mortgagee TEXAS DOW EMPLOYEES CREDIT UNION

Mortgagee Address 1805 E Crestwood Dr Victoria, Texas 77901

Recording Information Document No 201511647

Legal Description

Being lot number three (3), in block number nineteen (19), of Woodlawn Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of Volume 1, Page 23, of the Plat records of Victoria County, Texas

Date of Sale 07/02/19 Earliest Time Sale Will Begin 11am

Place of Sale The foreclosure sale will be conducted at a 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, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, 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 matter 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 want 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 service members Civil Relief Act (50 U S C app. Section 501 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 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Clifton Kyle
Of Counsel William Greer
Attorneys at Law
KYLE LAW GROUP, P C
1716A Washington Ave
Houston, Texas 77007


Jo Woolsey, Bob Frisch, Vicki Hammonds,
Arnold Mendoza, Sandra Mendoza, or Jamie Steen
c/o Tejas Trustee Services
14800 Landmark Blvd Suite 850
Addison, Texas 75254

FILE No 9697
County Clerk, Victoria County Texas

Notice of Trustee's Sale

FILED

Date June 11, 2019

2019 JUN 11 PM 12 31

Trustee Clay E Morgan

DN
Debra Coley
COUNTY CLERK
VICTORIA COUNTY TEXAS

Lender WC Ranches, LLC

Note Real Estate Lien Note dated 4/23/2018, in the original principal amount of \$69,400 00, executed by Borrower and made payable to the order of Lender

Deed of Trust Deed of Trust dated 4/23/2018, executed by Dylan G Lanier and Candace C Lanier to Clay E Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201804571 of the Official Public Records of Victoria County, Texas

Property (Tract 5), A 8 988 acre tract in the Indianola Railroad Company Survey No 9, A-190, Victoria County Texas, and further described in Exhibit A

Date of Sale (first Tuesday of month) July 2, 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 5 AN 8 988 ACRE TRACT IN THE INDIANOLA RAILROAD CO SURVEY
NO 9 IN VICTORIA COUNTY TEXAS

BEING an 8 988 acre tract lot or parcel of land out of and being a part of the Indianola Railroad Co Survey No 9 A 190 in Victoria County Texas and being a part of that certain 510 086 acre tract in the Indianola Railroad Co Surveys No 5 6 9 and 11 and the Day Land and Cattle Co Survey described in a deed from Tracy Post Cliburns Independent Executrix and Trustee under the will of John Weldon Cliburn to Nine Mile Investments LTD dated Nov 18 2011 recorded in Instrument No 201111741 Victoria County Official Records Herein described tract or parcel of land being more particularly described by metes and bounds as follows

COMMENCING FOR REFERENCE at the southeast corner of the said 510 086 acre tract a 5/8 inch iron rod 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 1649 00 feet to a 5/8 inch iron rod set where same intersects the center of a second 60 foot access easement

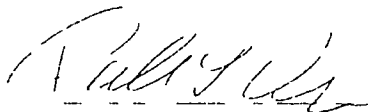
THENCE with the center of the second 60 foot access easement N 10 deg 16 min 41 sec E 482 00 feet to a 5/8 inch iron rod set in the center of a cul de sac for the POINT OF BEGINNING the southeast corner of this tract

THENCE N 79 deg 43 min 19 sec W 50 00 feet to a point for an angle corner N 10 deg 16 min 41 sec E at 33 17 feet pass a 5/8 inch iron rod Set for Reference 189 60 feet in all to a 5/8 inch iron rod set for an interior corner N 78 deg 51 min 50 sec W 609 12 feet to a 5/8 inch iron rod set for the southwest corner of this tract

THENCE N 11 deg 08 min 10 sec E 738 80 feet to a 5/8 inch iron rod set in the north line of the 510 086 acre tract for the northwest corner of this tract

THENCE with the north line of the 510 086 acre tract S 53 deg 22 min 34 sec E 723 09 feet to a 5/8 inch iron rod set for the northeast corner of this tract

THENCE S 10 deg 16 min 41 sec W at 556 54 feet pass a 5/8 inch iron rod Set for Reference 616 54 feet in all to the POINT OF BEGINNING containing 8 988 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 5

Date Created 01 28 13

FILE No 9698
County Clerk Victoria County, Texas

Notice of Trustee's Sale

FILED

2019 JUN 11 PM 12 36

ON
Paula Cook
COUNTY CLERK
VICTORIA COUNTY TEXAS

Date June 11, 2019
Trustee Clay E Morgan
Lender WC Ranches, LLC
Note Real Estate Lien Note dated 9/27/2012, 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 9/27/2012, executed by Michael Bates to Clay E Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201211226 of the Official Public Records of Victoria County, Texas

Property (Tract 17) 5 010 Acre tract of land in the Indianola Railroad Company Survey No 9, A-190 in Victoria County, Texas, and further described in Exhibit A

Date of Sale (first Tuesday of month) July 2, 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 17, A 5.010 ACRE TRACT IN THE INDIANOLA RAILROAD CO SURVEY NO 9 IN VICTORIA COUNTY TEXAS

BEING a 5.010 acre tract, lot, or parcel of and out of and being a part of the Indianola Railroad Co Survey No 9 A 1,10, 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 Cilburns Independent Executor and Trustee under the will of John Weldon Cilburn to Nine Mile Investments, LTD, dated Nov 18, 2011, recorded in Instrument No 201111711, 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 said 510.086 acre tract and center of said 60 foot access easement N 79 deg 43 min 19 sec. W 3315.10 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

THENCE with the center of the last mentioned 60 foot access easement, N 01 deg 58 min 01 sec. W 1108.27 feet to a 5/8 inch iron rod set at the beginning of a curve to the left.

THENCE with the said curve to the left whose radius is 270.00 feet, whose long chord bears N 20 deg 43 min 46 sec. W, 173.69 feet 176.83 feet along the arc to a 5/8 inch iron rod set at end of said curve

THENCE continuing with the center of said 60 foot easement, N 39 deg 29 min 30 sec. W 136.15 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract, from which a 5/8 inch iron rod set for Reference in the west line of said easement bears S 69 deg 10 min 44 sec. W, 38.42 feet

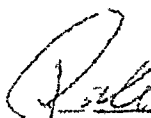

THENCE S 89 deg 10 min 44 sec. W 716.97 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 01 deg 58 min 01 sec. W 330.43 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 36 deg 37 min 26 sec. E, 225.25 feet to a 5/8 inch iron rod set for the north or northwest corner of this tract.

THENCE S 52 deg 57 min 08 sec. E, 598.68 feet to a 5/8 inch iron rod set in the center of a 60 foot radius cut-de-sac at the termination of the before mentioned 60 foot access easement, from which a 5/8 inch iron rod set for Reference bears N 52 deg 57 min 08 sec. W, 60.00 feet

THENCE with the center of said 60 foot easement, S 39 deg 29 min 30 sec. E, 181.49 feet to the POINT OF BEGINNING containing 5.010 acres of land


Dale L. Olson
Reg. Pro. Land Surveyor 1253


Michael D. Olson
Reg. Pro. Land Surveyor 5386


Order # 116211.17

©2011 Dale L. Olson Surveying Co
Date Created 12/13/11

Notice of Trustee's Sale

FILE

2019 JUN 11 PM 12 09


COUNTY CLERK
VICTORIA COUNTY TEXAS

Date June 11, 2019

Trustee Clay E Morgan

Lender WC Ranches, LLC

Note Real Estate Lien Note dated 5/29/2015, in the original principal amount of \$49,400 00, executed by Borrower and made payable to the order of Lender

Deed of Trust Deed of Trust dated 5/29/2015, executed by Tray and Angela Sparks to Clay E Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201505749 of the Official Public Records of Victoria County, Texas

Property (Tract 80) 5 057 acre tract in the A E Noble Survey, A-380 and Day Land & Cattle Company Survey, A-477 in Victoria County, Texas, and further described in Exhibit A

Date of Sale (first Tuesday of month) July 2, 2019

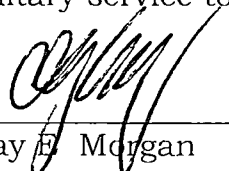
Time of Sale 1 00 p m to 4 00 p m , local time

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 80 A 5 057 ACRE TRACT IN THE A E NOBLE SURVEY AND DAY LAND
& CATTLE COMPANY SURVEY IN VICTORIA COUNTY TEXAS

BEING a 5 057 acre tract lot or parcel of land out of and being a part of the A E Noble Survey A 380 and Day Land & Cattle Company Survey A 477, 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 66 deg 54 min 33 sec W, 107 31 feet, 107 33 feet along the arc to a 5/8 inch iron rod set where same intersects the centerline of another 60 foot access easement

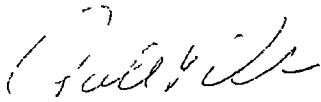
THENCE with the center of the last said 60 foot access easement N 01 deg 58 min 01 sec W 608 28 feet to a 60d nail set for the POINT OF BEGINNING, the southeast corner of this tract

THENCE N 80 deg 44 min 40 sec W, at 30 58 feet pass a 5/8 inch iron rod Set for Reference 770 74 feet in all to a 5/8 inch iron rod set for the southwest corner of this tract

THENCE N 01 deg 58 min 01 sec W, 246 83 feet to a 5/8 inch iron rod set for the northwest corner of this tract

THENCE S 87 deg 21 min 35 sec E, at 755 35 feet pass a 5/8 inch iron rod Set for Reference 785 45 feet in all to a 60d nail set in the center of the before said 60 foot access easement for the northeast corner of this tract

THENCE with the center of said 60 foot access easement S 01 deg 58 min 01 sec E 335 91 feet to the POINT OF BEGINNING, containing 5 057 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 80

Date Created 01 28 13

FILE No 9700
County Clerk, Victoria County, Texas

Notice of Trustee's Sale

FILED

2019 JUN 11 PM 12:42

Date June 11, 2019

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

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 out of and being part of the A E Noble Survey, A-380 in Victoria County, Texas and further described on Exhibit A

Date of Sale (first Tuesday of month) July 2, 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 201111711, 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 11 min 20 sec E 207 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 21 feet pass a 5/8 inch iron rod found in the center of another 60 foot access easement 6655 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 1439 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 211 Victoria County Deed Records the southwest corner of the Nine Mile Investments 510 086 acre tract for the south west 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 the 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

Notice of Trustee's Sale

FILED

FILE No 9701
County Clerk, Victoria County, Texas

2019 JUN 11 PM 12 45

Date June 11, 2019

Trustee Clay E Morgan

Lender WC Ranches, LLC

Note Real Estate Lien Note dated 4/23/2018, in the original principal amount of \$45,400 00, executed by Borrower and made payable to the order of Lender

Deed of Trust Deed of Trust dated 4/23/2018, executed by Fabiola S Belmares to Clay E Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201804573 of the Official Public Records of Victoria County, Texas

Property Tract 3, Willow Creek Ranch, Sec 2, and being a 5 007 acre tract in the Indianola Railroad Company Survey No 9, A-190, in Victoria County, Texas, and further described on Exhibit A

Date of Sale (first Tuesday of month) July 2, 2019

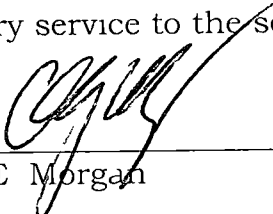
Time of Sale 1 00 p m to 4 00 p m , local time

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 5 007 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY SURVEY NO 9, VICTORIA COUNTY TEXAS

BEING Tract No 3 Willow Creek Ranch 2, an unrecorded subdivision and being a 5 007 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No 9, A-190, in Victoria County, Texas, and being a part of that certain 423 001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments Ltd recorded in Instrument No 201403936 Victoria County Official Public Records Herein described tract or parcel of land being more particularly described by metes and bounds as follows

COMMENCING FOR REFERENCE at a 5/8 Inch Iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Instrument No 201102378 and 201313880 Victoria County Official Public Records the south line of that certain 510 086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd , recorded in Instrument No 201111741 Victoria County Official Public Records, at the northwest corner of the Henry William Javer 301 77 acre tract recorded in Instrument No 201313879 Victoria County Official Public Records and the northeast corner of the 423 001 acre tract of which this is a part

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd 510 086 acre tract and north line of the 423 001 acre tract, N 79 deg 43 min 19 sec W, 1193 43 feet to a point where same intersects the center of Slippery Elm Road a second roadway easement

THENCE with the center of Slippery Elm Road, S 08 deg 39 min 12 sec W, 470 38 feet to the POINT OF BEGINNING for the northwest corner of this tract

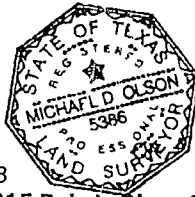
THENCE S 86 deg 27 min 48 sec E at 30 16 feet pass a 5/8 inch iron rod Set for Reference in the east line of Slippery Elm Road 947 56 feet in all to a 5/8 inch iron rod set in the east or southeast line of the 423 001 acre tract and northwest line of the before said Javer 301 77 acre tract for the northeast corner of this tract

THENCE with the east or southeast line of the 423 001 acre tract and northwest line of the Javer 301 77 acre tract S 43 deg 56 min 33 sec W 418 39 feet to a 5/8 inch iron rod set for the southeast corner of this tract

THENCE N 76 deg 00 min 21 sec W, at 675 02 feet pass a 5/8 inch iron rod set in the east line of a 60 foot roadway easement 512 66 feet in all to a point in the center of Slippery Elm Road, the second said roadway easement for the southwest corner of this tract

THENCE with the center of Slippery Elm Road, N 08 deg 39 min 12 sec E, 191 37 feet to the POINT OF BEGINNING containing 5 007 acres of land

Dale L Olson
Reg Pro Land Surveyor 1753



Michael D Olson
Michael D Olson
Reg Pro Land Surveyor 5386

Order# 15 323 32s_3

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Date Created 8 28 15

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by DEBORAH M CASARES, dated May 15, 2018, and duly recorded as Document No 201805534 of the Official Records 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, July 2, 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


BEING Lot Number Ten (10), in Block Number Seven (7), of 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, at Page 32 of the 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

NOTICE

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Executed this 11th day of June, 2019



HOWARD R MAREK,
Substitute Trustee
203 N Liberty
Victoria, Texas 77901
361-573-5500 Telephone
361-570-2184 Facsimile

melissa\nobley kevin\nnotice of sale frm

FILED

2019 JUN 11 PM 1 04


COUNTY CLERK
VICTORIA COUNTY, TEXAS