



 COUNTY CLERK
 VICTORIA COUNTY, TEXAS
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:** 03/05/2019**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: 307 Timberlane Dr, Victoria, TX 77901

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 09/22/2004 and recorded 09/27/2004 in Document 200413329, real property records of Victoria County, Texas, with **Michael P. Este and Kelli Jo Este, Husband and Wife** grantor(s) and ALETHES, 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, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, 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 **Michael P. Este and Kelli Jo Este, Husband and Wife**, securing the payment of the indebtedness in the original principal amount of **\$85,541.00**, 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.

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:

LOT NUMBER SEVEN (7), IN BLOCK NUMBER SEVEN (7), OF GREENWAY PARK, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME S, PAGE 13, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

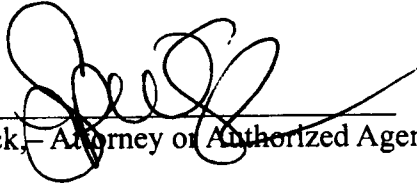
Phone: 1-800-746-2936

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.

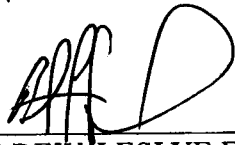
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: November 28, 2018



Stephanie Spurlock, 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, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, **BOB FRISCH**, VICKI HAMMONDS, 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.

FILE No. 9590
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/7/2016

Grantor(s)/Mortgagor(s):
ALFREDO CISNEROS JR, A SINGLE PERSON

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

Current Beneficiary/Mortgagee:
GMFS LLC

FILED

2018 DEC 13 P 1:31

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201613487

Property County:
VICTORIA

DG
Pearl Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8742 Lucent Blvd Suite 300,
Highlands Ranch, CO 80129-2302

Legal Description: BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER ONE (1), OF MAYFAIR TERRACE SECTION IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Blft

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, 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-18-68442-POS
Loan Type: VA

FILE No. 9591
County Clerk, Victoria County, Texas
NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/23/2010
Grantor(s): RUBEN G. TREVINO AND KALEENA R TREVINO, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$73,993.00
Recording Information: Instrument 201006095
Property County: Victoria
Property: BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER EIGHT (8), OF AKERS 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 1, PAGE 5 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.
Reported Address: 1705 E POWER AVENUE, VICTORIA, TX 77901

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

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

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

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

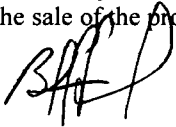
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Michael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

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

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

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


Very truly yours,



Bonial & Associates, P.C.

FILED

2018 DEC 13 P 1:32


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/27/2009
Grantor(s): RODOLFO GUERRERO JR. A MARRIED MAN, FELICIA M. GUERRERO
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., A WYOMING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$107,908.00
Recording Information: Instrument 200903312
Property County: Victoria
Property: BEING LOT NUMBER ELEVEN (11), IN BLOCK NUMBER SEVEN (7), OF THE HAMLET, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 94, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
Reported Address: 107 KENSINGTON DRIVE, 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: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

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

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

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

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

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

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

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

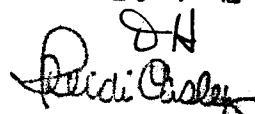
Very truly yours,

Bonial & Associates, P.C.



FILED

2018 DEC 20 P 12: 53


COUNTY CLERK
VICTORIA COUNTY, TEXAS
PG1

POSTPKG

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Matter No.: 077562-TX

Date: December 26, 2018

2018 DEC 27 A 10:43

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: ARNDRA THOMAS, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR WESTSTAR MORTGAGE CORPORATION dba CITY
MORTGAGE GROUP, ITS SUCCESSORS AND ASSIGNS

P. D. Cooley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/7/2017, RECORDING INFORMATION: Recorded on 3/8/2017, as Instrument No. 201702772

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF SWAN CROSSING, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 153A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/5/2019, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.



Matter No.: 077562-TX

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



By: _____ Substitute Trustee
JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS,
SANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN,
W.D. LAREW, LESLYE EVANS, OSCAR CABALLERO,
DONNA CABALLERO, BARBARA SANDOVAL, JOHN
SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY
BENNETT, GARRETT SANDERS, ALEXIS MENDOZA,
SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH
ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

113 Beechwood Dr , Victoria, TX 77901

18-030969

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: 03/05/2019

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 11/22/2016 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number 201612954 with RICARDO MARES (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RICARDO MARES, securing the payment of the indebtedness in the original amount of \$149,737.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AmeriHome Mortgage Company, LLC 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 FIFTEEN (15), OF TANGLEWOOD SECTION IX, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 65 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED

2018 DEC 27 A 10:43


DG
Dicki Coley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



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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. AmeriHome Mortgage Company, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

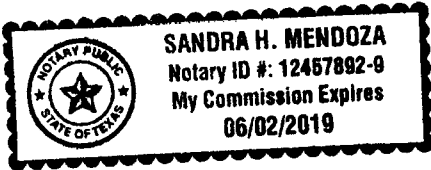


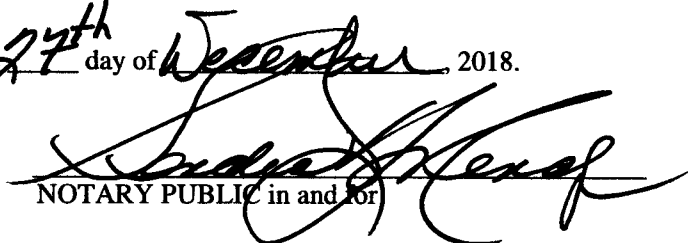
SUBSTITUTE TRUSTEE
~~Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza~~ whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR ~~Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz,~~ whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF NUEGES

Before me, the undersigned authority, on this day personally appeared Arnold 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 27th day of December, 2018.





NOTARY PUBLIC in and for _____

_____ COUNTY
My commission expires: _____
Print Name of Notary: _____

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: _____

2019 JAN 24 A 11:02

C&S No. 44-18-3141 / Conventional / Yes / FILE NOS
Ditech Financial LLC

Deidi Cosby DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: July 28, 2004

Grantor(s): David Crunk and Sylvia Crunk, husband and wife

Original Trustee: G. Tommy Bastian

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for BSM Financial, L.P. DBA Brokersource, its successors and assigns

Recording Information: Clerk's File No. 200410585, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
BEING A 0.13 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 237 OF THE ORIGINAL TOWNSITE OF VICTORIA, SAID 0.13 ACRE TRACT OF LAND BEING THAT TRACT OF LAND CONVEYED TO OLGA LOPEZ LIMON BY DEED RECORDED IN INSTRUMENT NO 200201747 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.13 ACRE TRACT OF LAND BEING AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 03/05/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans, Arnold Mendoza, Jo Woolsey, W.D. Larew, Frederick Britton, Patricia Sanders, Vicki Hammonds, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Pamela Thomas, Barbara Sandoval, Donna Caballero, John Sisk, Oscar Caballero, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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

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

Executed on this the 22nd day of January, 2019.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618



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

Posted and filed by: _____

Printed Name: _____

C&S No. 44-18-3141 / Conventional / Yes
Ditech Financial LLC

**A FIELDNOTE DESCRIPTION FOR
0.13 ACRE OF LAND**

THE STATE OF TEXAS §

COUNTY OF VICTORIA §

BEING a 0.13 acre tract of land out of Lot 3, Block 237 of the Original Townsite of Victoria, said 0.13 acre tract of land being that tract of land conveyed to Olga Lopez Limon by deed recorded in Instrument No. 200201747 of the Official Records of Victoria County, Texas, said 0.13 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set in the East right-of-way line of North Cameron Street, said iron rod being the Southwest corner of Lot 3, same being the Northwest corner of Lot 2, same also being the Southwest corner of the Limon tract of land, said iron rod and PLACE OF BEGINNING also being the Southwest corner of the herein described tract,

THENCE, N 20° 06' 00" E, (base bearing shown on monument map Main Town of Victoria) a distance of 60.20 feet (deed distance 67.00 feet) along the existing right-of-way line of North Cameron Street, same being the West line of Lot 3 to an existing railroad rail marking the Southeast line of the Southern Pacific Railroad Property, said rail being the Northwest corner of the Limon tract of land, said rail also being the Northwest corner of the herein described tract,

THENCE, S 54° 24' 44" E, a distance of 144.65 feet along the Southeast line of the Southern Pacific Railroad property to an existing railroad rail in the East line of Lot 3, same being the West line of Lot 4, said rail being the Northeast corner of the Limon tract of land, said rail also being the Northeast corner of the herein described tract,

THENCE, S 20° 06' 00" W., a distance of 21.33 feet along the common line of said Lots 3 and 4 to a 5/8 inch iron rod set at the common corner of Lots 1, 2, 3 & 4 of said Block 237, said iron rod being the Southeast corner of the Limon tract of land, said iron rod also being the Southeast corner of the herein described tract,

THENCE, N 70° 00' 00" W, a distance of 139.40 feet along the common line between Lots 3 and 2, same being the South line of the Limon tract of land to the PLACE OF BEGINNING. Containing within these metes and bounds a 0.13 acre tract of land (The tops of all 5/8 inch iron rods set were capped with an orange plastic surveyor's cap stamped, "Balusek-Frankson and Assoc., Inc., Victoria, Texas")

I hereby certify that the above fieldnote description is based on a survey made on the ground, under my supervision, July 2004, and is true and correct to the best of my knowledge and belief.

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: BEING LOT NUMBER NINETEEN (19), IN BLOCK NUMBER NINE (9), OF THE HAMLET, 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 94 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/04/2008 and recorded in Document 200807017 real property records of Victoria County, Texas.

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

Date: 03/05/2019

Time: 11:00 AM


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

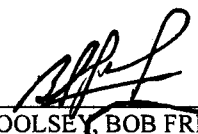
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of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

5. Obligations Secured. The Deed of Trust executed by MARY ANN NORDIN AND JOHN D NORDIN, provides that it secures the payment of the indebtedness in the original principal amount of \$195,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NexBank SSB is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is NexBank SSB c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

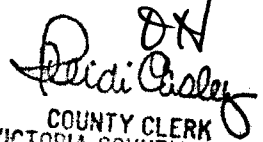

JO WOOLSEY, BOB FRISCH, JODI STEEN OR JAMIE STEEN
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILED

2019 JAN 24 P 2:15


Jodi Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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. **Property to Be Sold.** The property to be sold is described as follows: BEING THE NORTHEASTERLY EIGHTY-FIVE FEET (NE 85') OF LOT NUMBER TWENTY-FOUR (24), IN BLOCK NUMBER ONE (1), OF BRENTWOOD MANOR, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN VOLUME 3, PAGE 83, PLAT RECORDS, VICTORIA COUNTY, TEXAS; SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT "A" SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/26/2014 and recorded in Document 201409889 real property records of Victoria County, Texas.

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

Date: 03/05/2019

Time: 11:00 AM

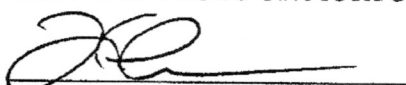
Place: Victoria County Courthouse, Texas, at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

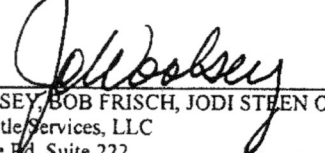
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009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

5. **Obligations Secured.** The Deed of Trust executed by MARC A. CUELLAR AND LORI A. GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$133,536.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WALLICK & VOLK, INC. is the current mortgagee of the note and deed of trust and WALLICK & VOLK INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is WALLICK & VOLK, INC. c/o WALLICK & VOLK INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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


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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILED

2019 JAN 30 A 9:23

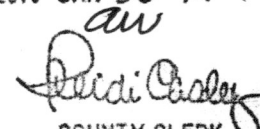

COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

STATE OF TEXAS)
COUNTY OF VICTORIA)

FIELDNOTE DESCRIPTION for the northeasterly eighty-five feet (85') of Lot Number Twenty-Four (24) in Block Number One (1) of Brentwood Manor Subdivision (Vol. 3, Pg. 83 P.R.), and being all of that certain tract of land conveyed by Michael A. Speed et ux to Roy Buels and wife, Bria M. Buels by deed dated 8 March 1983 and recorded in Volume 1191, Page 388 of the Deed Records of Victoria County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found at the north corner of Lot Number Twenty-Four (24), same being the west corner of Lot Number Twenty-Three (23) and being in the southeasterly right-of-way line of Viking Street;

THENCE, along the common line of Lots 23 and 24, S45°40'E, 175.00 feet to a 5/8 inch steel rod found at their common corner;

THENCE, along the southeasterly line of Lot 24, S44°20'W, 85.00 feet to a 5/8 inch steel rod found at south corner of this parcel, same being the east corner of the Mario Albert Torres et ux tract (Vol. 1551, pg. 269);

THENCE, along the common line of this and said Torres tracts, N45°40'W, 175.00 feet to a 5/8 inch steel rod found at their common corner in the southeast right-of-way line of Viking Street;

THENCE, along said right-of-way line, N44°20'E, 85.00 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 0.3415 acres of land.

The foregoing fieldnote description for 0.3415 acres correctly represents the results of an actual survey made on the ground under my supervision and direction without the aid of a title report. A plat of even survey date herewith accompanies this legal description.

In witness hereof, I sign and place my seal this 13th day of February, A.D., 1996.



Allen J. Hanslik
Allen J. Hanslik
Registered Professional Land Surveyor
Texas No. 4012

4805 Lilac St , Victoria, TX 77904

19-000043

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: 03/05/2019

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 11/18/2005 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number 200515994 with Patricia Garcia (grantor(s)) and Bank of America, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Patricia Garcia, securing the payment of the indebtedness in the original amount of \$71,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER ELEVEN (11), OF PRIMROSE PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED

2019 JAN 31 A 9:46

DN
Patricia Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



4683305

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

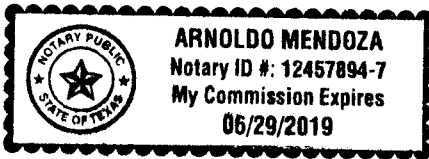


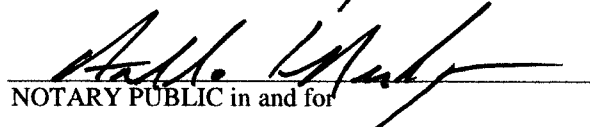
SUBSTITUTE TRUSTEE
~~Leslyc Evans, Jo Woolsey, W.D. Larcw, Vicki Hammonds, Arnold Mendoza, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz,~~
whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF Nueces

Before me, the undersigned authority, on this day personally appeared Sandra 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 31 day of JANUARY, 2019.




NOTARY PUBLIC in and for

_____ COUNTY
My commission expires: _____
Print Name of Notary: _____

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: _____

SELECT PORTFOLIO SERVICING, INC. (SPS)
URBANO JR., DANNY AND STEPHANIE
1005 EAST TRINITY, VICTORIA, TX 77901

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 9, 2006, DANNY URBANO, JR. AND WIFE, STEPHANIE URBANO, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200616087, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on December 6, 2018 under Cause No. 18-02-82267-C in the Judicial District Court of Victoria COUNTY, TEXAS.;

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

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

BEING LOT NUMBER SEVEN (7), IN BLOCK NUMBER ONE HUNDRED TEN (110), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 59, PAGE 294.01 THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 1005 EAST TRINITY
VICTORIA, TX 77901
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON
BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2007-1
ASSET BACKED NOTES
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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

FILED
2019 JAN 31 P 3:12
DG
Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[Signature]
SUBSTITUTE TRUSTEE
Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold
Mendoza, Sandra Mendoza, Jamie Steen or Jodi Steen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County
Deed of Trust Dated: September 15, 2015
Amount: \$173,054.00
Grantor(s): CHARITY JOY WELDON and TROY WELDON

Original Mortgagee: WILLOW BEND MORTGAGE COMPANY, LLC
Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 201510380

FILED
2019 JAN 31 P 3:09
Didi Casley DG
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Legal Description: BEING LOT NUMBER ONE (1), IN BLOCK NUMBER THIRTEEN (13), OF TERRA VISTA SUBDIVISION, PHASE V, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 67A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

Earliest Time Sale Will Begin: 11:00 AM

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

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

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

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

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

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

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



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-007000



JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD
MENDOZA, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ,
RAYMOND PEREZ, GARRETT SANDERS, BOB FRISCH, VICKI
HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL,
SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN,
MARTHA BOETA, MEGAN YASSI, VANESSA MCHANEY OR
JAMIE STEEN
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

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: March 05, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 12, 2011 and recorded in Document CLERK'S FILE NO. 201104884 real property records of VICTORIA County, Texas, with ALEXANDER E CAVAZOS AND JESSICA A CAVAZOS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALEXANDER E CAVAZOS AND JESSICA A CAVAZOS, securing the payment of the indebtednesses in the original principal amount of \$79,166.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



JO WOOLSEY BOB FRISCH JAMIE STEEN OR JODI STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED
2019 JAN 31 P 3:15
DG
Pecidi Osoley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING LOT NUMBER TWENTY (20), IN BLOCK NUMBER FIVE (5), OF BLUE RIDGE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 327, PAGE 293, OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.



NOTICE OF TRUSTEE'S SALE

FILED

Date: February 8, 2019

2019 FEB -8 A 11:45

Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Contract for Deed

Date: December 6, 2013
Seller: James Wayne
Buyer: Sidney Nelson and Kari Nelson

County Where Property Is Located: Victoria County, Texas

Property Description: Being a tract or parcel containing 1.155 acres of land, more or less, out of the John D. Wright League, Abstract 125, said tract described by metes and bounds on Exhibit "A", which is attached hereto and incorporated herein for all purposes. Said property is the same property conveyed to Guadalupe Lara and Christine E. Fuentes in a Warranty Deed now filed of record in Volume 0014, Page 198 of the Official Records of Victoria County, Texas.

Recording Information: Document No. 201505084, recorded on May 14, 2015 in the Public Records of Victoria County, Texas.

Trustee: Jennifer Mata
2608 Laurent
Victoria, Texas 79105

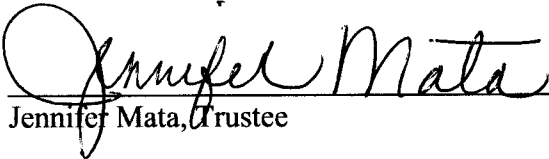
Date of Sale (first Tuesday of month): Tuesday, March 5, 2019

Time of Sale: 10:00 A.M.

Place of Sale of Property: The area at the designated by the Victoria County Commissioner's Court as the area for the sale of real property under a power of sale conferred by a deed of trust or other contract lien.


Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.


Jennifer Mata, Trustee

STATE OF TEXAS §
 §
COUNTY OF Victoria §

This instrument was acknowledged before me on the 8 day of February, 2019, by Jennifer Mata, Trustee.


Notary Public, State of Texas

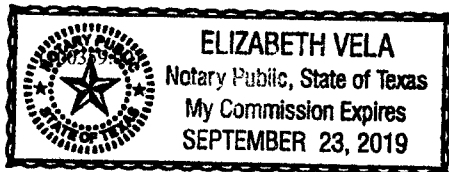


Exhibit "A"
Property Description

Being a 1.155 acre portion of the John D. Wright League, Abstract 125, and being a strip off of the Southeast side of that 6 acre tract acquired by Edwin Schustereit from Alfred A. Schustereit et ux by deed dated November 3rd, A. D. 1948; said 6 acre tract being a portion of the 127.22 acre tract acquired by Alfred A. Schustereit from Charles Baass by deed dated November 17th, 1937, and recorded in Vol. 131 page 263, of the deed records of Victoria County, Texas, to which reference is hereby made for all purposes; said 1.155 acre tract being described by metes and bounds as follows:

BEGINNING at a one-inch pipe for the East corner of this 1.155 acre tract in the Southwesterly line of Mission Valley Road, Farm to Market Highway No. 1685 (right of way width 80 feet) same being the intersection of the Southeast line of the above mentioned 6 acre and 127.22 acre tracts with the Lower Mission Valley Road; said corner being South 49 deg. 17 min. East a distance of 1201.0 feet from the North corner of the Nora Blanton 6 acre tract, the intersection of the Southeast line of a 50 foot public road with the Southwesterly line of the Lower Mission Valley Road;

Thence South 45 deg. 00 min. West a distance of 414.8 feet with the Southeast line of the above mentioned 6 acre tract (also the Southeast line of the said 127-22 acre tract) to a one-inch pipe for its South corner, also the South corner of this 1.155 acre tract;

Thence North 49 deg. 17 min. West a distance of 121.65 feet with the Southwesterly side of the above mentioned 6 acre tract to a one inch pipe for the West corner of this 1.155 acre tract;

Thence North 45 deg. 00 min. East a distance of 414.8 feet across the above mentioned 6 acre tract to a one inch pipe in the Southwesterly line of the Lower Mission Valley Road for the North corner of this 1.155 acre tract;

Thence South 49 deg. 17 min. East a distance of 121.65 feet with the Southwesterly line of the Lower Mission Valley Road to the place of beginning, containing 1.155 acres of land.

EXHIBIT "A"

2019 FEB 11 A 11:35

C&S No. 44-19-0224 / Conventional / Yes / FILE NOS
Cenlar FSB

DN
Deidi Cosby
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: October 02, 2015

Grantor(s): Rick Trevino and Shanea Trevino, husband and wife

Original Trustee: Mewael Ghebremichael

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Nations Reliable Lending, LLC, its successors and assigns

Recording Information: Clerk's File No. 201511064, in the Official Public Records of VICTORIA County, Texas.

Current Mortgagee: AmeriHome Mortgage Company, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department, 425 Phillips Blvd, Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

BEING LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER THREE (3), OF LAGO VISTA SUBDIVISION, PHASE I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, PAGE 177A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

Date of Sale: 03/05/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans, Arnold Mendoza, Jo Woolsey, W.D. Larew, Frederick Britton, Patricia Sanders, Vicki Hammonds, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Pamela Thomas, Barbara Sandoval, Donna Caballero, John Sisk, Oscar Caballero, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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

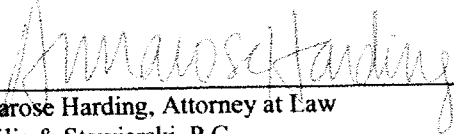


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

Executed on this the 7th day of February, 2019.

For Information:

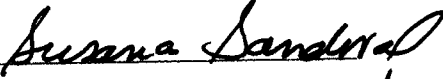
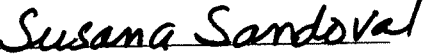
"Auction.com
1 Mauchly
Irvine, CA 92618



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

Posted and filed by:

Printed Name:

C&S No. 44-19-0224 / Conventional / Yes
Cenlar FSB

2019 FEB 11 A 11:29

C&S No. 44-19-0036 / FHA / Yes / RECORD NOS
Freedom Mortgage Corporation

DH
Deirdre C. Gentry
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: October 20, 2014

- Grantor(s): Sandra G. Perez, an unmarried person
- Original Trustee: Calvin C. Mann, Sr
- Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Freedom Mortgage Corporation, its successors and assigns
- Recording Information: Clerk's File No. 201411977, in the Official Public Records of VICTORIA County, Texas.
- Current Mortgagee: Freedom Mortgage Corporation
- Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
LOT TWENTY ONE (21), BLOCK TWO (2), OF QUAIL CREEK NORTH, PHASE I, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 8, PAGE 52 B & C OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Date of Sale: 03/05/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans, Arnold Mendoza, Jo Woolsey, W.D. Larew, Frederick Britton, Patricia Sanders, Vicki Hammonds, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Pamela Thomas, Barbara Sandoval, Donna Caballero, John Sisk, Oscar Caballero, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

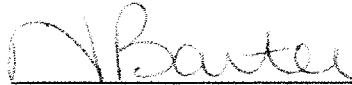
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be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

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

Executed on this the 7th day of February, 2019.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618




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

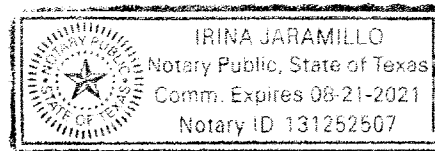
STATE OF TEXAS


COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 7th day of February, 2019.


Notary Public
Signature



Posted and filed by: 
Printed Name: SUSAN SANDOVAL

C&S No. 44-19-0036 / FHA / Yes
Freedom Mortgage Corporation

FILE No. 9627
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF VICTORIA

§

WHEREAS, by Deed of Trust dated April 8, 2009, Phillip Torres III and Janice Torres conveyed to Dennis J. Kowalik, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

BEING Lot Number Three (3), in Block Number Five (5), of MEADOWMERE 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 309, Page 534 of the Deed Records of Victoria County, Texas, reference to which map and plat is heremade for all purposes

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$71,900.00 executed by Phillip Torres III and Janice Torres, and made payable to the order of Phil Colquitt, LLC (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 200903777 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Dennis J. Kowalik, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

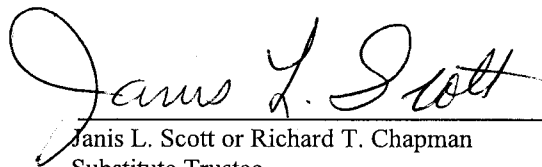
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 5, 2019 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, at the Victoria County Courthouse, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

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

WITNESS my hand this the 11 day of February, 2019.



Janis L. Scott or Richard T. Chapman
Substitute Trustee

c/o Anderson Smith Null & Stofer, LLP
101 W. Goodwin Ave, Suite 700, Victoria, Texas 77901

FILED

2019 FEB 11 P 2 00

ASNS firm file no. 49042/Torres/Phil Colquitt,


COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUE TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:**

BEING situated in State of Texas, in the County of Victoria, and being situated in Farm Lot No. 1, Block No. 2, Range No. 7, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and described by metes and bounds on attached Exhibit "A".

2. **DATE, TIME, AND PLACE OF SALE:**

The sale is scheduled to be held at the following date, time, and place:

DATE: March 5, 2019

TIME: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter. The sale shall be completed by no later than 1:00 pm.

PLACE: Victoria County Courthouse in Victoria, Texas, at the following location: 115 N. Bridge Street, Victoria, Texas 77901 on the east steps of the Courthouse.

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **TERMS OF SALE:**

The sale will be conducted as a public auction to the highest bidder for cash.

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

The sale will be made expressly subject to any title matters, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **TYPE OF SALE:**

The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated 8/4/2009, executed by Morris G. Harvey to John Griffin, JR., Trustee for the benefit of lender, covering the property and recorded in Instrument Number 200908949 of the Official Public Records of Victoria County, Texas. Said note was assigned from Platinum Home Investments, LLC to BP-Residential, LLC on September 23, 2009, 2009 recorded in Instrument Number 200910606 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

Date: July 1, 2009

Recording Information: Deed of Trust recorded in Instrument Number 200908948 of the Official Public Records of Victoria County, Texas. Said note was assigned from Platinum Home Investments, LLC to BP-Residential, LLC on September 23, 2009, 2009 recorded in Instrument Number 200910606 of the Official Public Records of Victoria County, Texas.

Obligor/Current Owner of Record: Morris G. Harvey

Property Description: *The property to be sold is described as follows: BEING situated in State of Texas, in the County of Victoria, and being situated in Farm Lot No. 1, Block No. 2, Range No. 7, East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and described by metes and bounds on attached Exhibit "A".*

Assert and protect your rights as a member of the armed forces under 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.

Questions concerning the sale may be directed to Kelly Garrett Kucera, Attorney, PO Box 5393, Victoria, Texas, 77903, 361-576-0145.

DATED FEBRUARY 11, 2019.

FILED

2019 FEB 11 P 3 24

[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[Signature]
Kelly Garrett Kucera, Attorney
101 W. Goodwin Ave, Suite 302
Victoria, Texas 77901
(361) 576-0145

EXHIBIT "A"

BEING situated in the State of Texas, in the County of Victoria, and being situated in Farm Lot No. 1, Block No. 2, Range No. 7, EAST ABOVE TOWN, in the Original Four League Grant to the Town of Victoria, Victoria County, Texas. Being a portion of that 3.35 acre tract of land conveyed to C. R. Callis by deed from Sim Mike et ux dated June 27, 1955, and recorded in Volume 402, Page 15, of the Deed Records of Victoria County, Texas. The same being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake in the East line of said Callis 3.35 acre tract of land, the same being N. 06 deg. 17' W, a distance of 507.0 feet from an iron stake at the Southeast corner of said Callis 3.35 acre tract of land, the Southeast corner of said Callis 3.35 acre tract of land N. 85 deg. 10' E a distance of 498.4 feet from the Southwest corner of said Farm Lot No. 1;

THENCE S. 85 deg. 01' W a distance of 109.0 feet parallel to the South line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE N. 06 deg. 17' W a distance of 90.0 feet parallel to the East line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE N. 85 deg. 01' E a distance of 109.0 feet parallel to the South line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE S. 06 deg. 17' E a distance of 90.0 feet along the East line of said Callis 3.35 acre tract of land to the place of beginning, CONTAINING 0.225 acres of land, more or less. KNOWN AS LOTS 26 AND 27

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT NO. 26:

BEING situated in Farm Lot No. 1, Block No. 2, Range No. 7, EAST ABOVE TOWN in the Original Four League Grant to the Town of Victoria, Victoria County, Texas. Being a portion in that 3.35 acre tract of land, conveyed to C. R. Callis by deed from Sim Mike et ux dated June 27, 1955, and recorded in Volume 402, Page 15, Deed Records of Victoria County, Texas. The same being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake in the East line of said Callis 3.35 acre tract of land, the same being N. 06 deg. 17' W a distance of 507.0 feet from an iron stake at the southeast corner of said Callis 3.35 acre tract of land. N 85 deg. 10' E a distance of 498.4 feet from the Southwest corner of said Farm Lot No. 1;

THENCE S. 85 deg. 01' W a distance of 109.0 feet parallel to the South line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE N. 06 deg. 17' W a distance of 45 feet parallel to the East line of said Callis 3.35 acre

tract of land to an iron stake for corner;

THENCE N. 85 deg. 01' E a distance of 109.0 feet parallel to south line of said Callis 3.35 acre tract of land to an iron stake for corner;

THENCE S. 06 deg. 17' E a distance of 45 feet along the east line of said Callis 3.35 acre tract to the PLACE OF BEGINNING containing 0.1126 acres of land, more or less, KNOWN AS LOT 26

FILE No. 9.629
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

Date: February 12, 2019

DEED OF TRUST:

Date: August 20, 2015

Grantor: Mark Tamez and Denise Tamez

Trustee: Jennifer Mata

Trustee's Mailing Address: 2608 N. Laurent, Victoria, Texas 77901

Beneficiary: James A. Wayne

County Where Property Is Located: Victoria County, Texas

Recording Information: Instrument No. 201509326, in the Official Public Records of Victoria County, Texas

Property Description: Being Lot No. One (1), in Block No. One (1), of Mockingbird Subdivision No. 3, a subdivision to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Subdivision of record in Volume 8, Page 144 (C&D), of the Map and Plat Records of Victoria County, Texas

NOTE:

Date: August 20, 2015

Amount: \$427,500.00

Debtor: Mark Tamez and Denise Tamez

Holder: James A. Wayne

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

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Victoria County Commissioners Court as the official location for real property foreclosure sales.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Trustee to sell the Property.

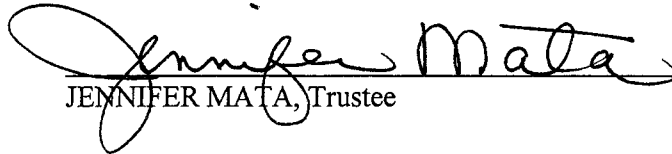
FILED

2019 FEB 12 P 12:16

Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

AM

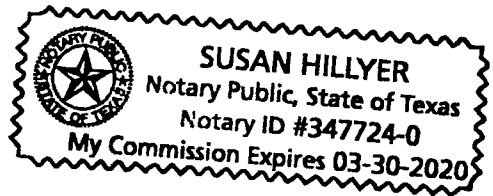
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.


JENNIFER MATA, Trustee

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 12th day of February, 2019, by JENNIFER MATA, Trustee.


Notary Public, State of Texas



100359.2
1084496_1.docx

After recording, return to:

Jennifer Mata
2608 N. Laurent
Victoria, Texas 77901

FILE No. 9630
County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

Date: February 12, 2019

DEED OF TRUST:

Date: October 14, 2015

Grantor: Mark Tamez and Denise Tamez

Trustee: Jennifer Mata

Trustee's Mailing Address: 2608 N. Laurent, Victoria, Texas 77901

Beneficiary: James A. Wayne

County Where Property Is Located: Victoria County, Texas

Recording Information: Instrument No. 201511410, in the Official Public Records of Victoria County, Texas

Property Description: Being Lot No. One (1), in Block No. One (1), of Roberto's Subdivision, a subdivision to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Subdivision of record in Volume 7, Page 69(D), of the Map and Plat Records of Victoria County, Texas also being a tract or parcel of land containing 0.5146 acres, more or less, situated in and a part of the Farm Lot Four (4) in Block Four (4) in Range Two (2) East Above Town in the Original Four League Grant to the Town of Victoria Survey, in Victoria County, Texas. And being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

NOTE:

Date: October 14, 2015

Amount: \$130,625.00

Debtor: Mark Tamez and Denise Tamez

Holder: James A. Wayne

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

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Victoria County Commissioners Court as the official location for real property foreclosure sales.

FILED

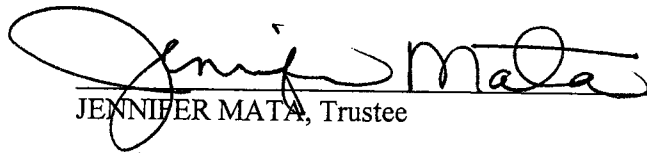
2019 FEB 12 P 12:18

Deirdre Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

AM

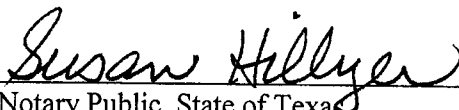
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.


JENNIFER MATA, Trustee

STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 12th day of February, 2019, by JENNIFER MATA, Trustee.


Notary Public, State of Texas

100359.2
1084498_1.docx

After recording, return to:

Jennifer Mata
2608 N. Laurent
Victoria, Texas 77901

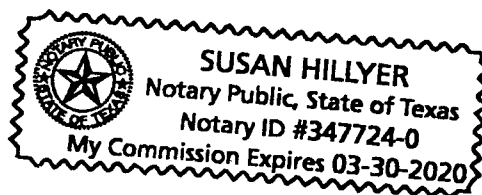


EXHIBIT "A"

A tract or parcel of land containing 22,415 square feet or 0.5146 of an acre situated in and a part of Lot 4 in Block 4, Range 2, East Above Town, in the Original Four League Grant to the Town of Victoria, Victoria County, Texas.

Said 0.5146 acre tract is out of and a part of that certain 10.46 acre tract or parcel of land conveyed to Dennis Caka, et al by deed recorded in Volume 1133, Page 665 of the Deed Records of Victoria County, Texas, and is more fully described by metes and bounds with bearing based on the Texas State Plane Coordinate System, South Central Zone, as follows:

BEGINNING at a 5/8 inch iron rod found set at the corner of a concrete slab (NE corner of Kinney Shoe parking lot), and marking the common corner, for this description and a 8.1465 acre tract conveyed to W. Floyd Clark (Volume 810, Page 108), and also being in the westerly right-of-way of U. S. Highway 77 (120 ft. wide, also known as North Navarro St.);

THENCE, with the common line of this tract being described and said 8.1465 acre tract, South 85° 08' 09" West, 300.00 feet to a 5/8 inch iron rod set;

THENCE, departing said line and running for a new division line, North 04° 46' 27" West, 74.72 feet to a 5/8 inch iron rod found at the southwest corner of a 0.746 acre tract conveyed to Henry Heinrich, et ux and recorded in Volume 758 at Page 142, the same being an interior corner of the said 10.46 acre tract;


THENCE, with the common line of said 0.746 acre tract and the 10.46 acre tract, North 85° 09' 03" East, 300.00 feet to a 5/8 inch iron rod found in the west right-of-way line of said U. S. 77;

THENCE, with the common line of said right-of-way and said 10.46 acre tract, South 04° 46' 27" East, 74.72 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 22,415 square feet or 0.5146 of an acre of land.

Notice of Trustee's Sale

FILED

2019 FEB 12 P 12:59


HEIDI COSBY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: February 11, 2019

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 8/31/2018, 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 8/31/2018, executed by Feliz C. Reyes to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201810280 of the Official Public Records of Victoria County, Texas

Property: Tract 28, Willow Creek Ranches, Sec 2, an unrecorded subdivision, a 5.073 acre tract parcel on land out of and being a part of the G.A. Levi Survey, A-373 in Victoria County, Texas and further described on Exhibit A.

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

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

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

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

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

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



Clay E. Morgan

EXHIBIT "A"

DALE L. OLSON

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

FIELD NOTES FOR A 5.073 ACRE TRACT IN THE G.A. LEVI SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 28, Willow Creek Ranch 2, an unrecorded subdivision, a 5.073 acre tract or parcel of land out of and being a part of the G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Ciburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

THENCE with the southeast line of the Nine Mile Investments 423.001 acre tract and northwest line of the Javer 301.77 acre tract; S 43 deg. 56 min. 33 sec. W, at 36.04 feet pass a 5/8 inch iron rod Found for Reference in the south line of Willow Creek Ranch Road, 2723.83 feet in all to a rock found near a fence corner, the north corner of that certain 263 acre tract described as Tract 1 in a deed from Natalan Mayer to Nelson Janssen, recorded in Vol. 310, Page 320, Victoria County Official Records, the west corner of the Javer 301.77 acre tract, for an angle of the 423.001 acre tract.

THENCE continuing with a northwest line of the Janssen 263 acre tract, S 44 deg. 03 min. 22 sec. W, 3510.63 feet to a rock found at an interior corner of the Janssen 263 acre tract and angle corner of the 423.001 acre tract.

THENCE with a northeast line of the Janssen 263 acre tract and the southwest line of the 423.001 acre tract, N 35 deg. 42 min. 28 sec. W, 2361.61 feet to a rock found in the northwest line of the Levi Survey and southeast line of the I.R.R. Co. No. 7, Survey, A-198, at an interior corner of the 423.001 acre tract, the east corner of a 21.513 acre tract described as Tract III in the before said deed to Janssen.

THENCE with the southeast line of the Janssen 21.513 acre tract and I.R.R. Co. No. 7 Survey and the northwest line of the 423.001 acre tract and G.A. Levi Survey, N 45 deg. 35 min. 25 sec. E, 782.79 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the west corner of this tract.

THENCE continuing with said line, N 43 deg. 35 min. 25 sec. E, 405.00 feet to a 5/8 inch iron rod found for the north corner of this tract.

THENCE S 44 deg. 30 min. 21 sec. E, at 509.84 feet pass a 5/8 inch iron rod set for reference in the northwest line of Sumac Road, a 60 foot roadway easement, 539.84 feet in all to the center of Sumac Road, for the east corner of this tract.

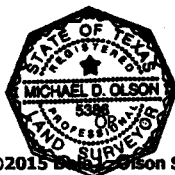
THENCE with the center of Sumac Road, S 43 deg. 56 min. 33 sec. W, 405.15 feet to a point for the south corner of this tract,

THENCE N 44 deg. 30 min. 21 sec. W at 30.00 feet pass a 5/8 inch iron rod set for reference in the northwest line of Sumac Road, 551.49 feet in all to the POINT OF BEGINNING, containing 5.073 acres of land.

Michael D. Olson

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Order# 15-323-32s_28



Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2015 Olson Surveying Co.
Date Created: 7-31-15

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust to Secure Assumption executed by James W. Wilson, of Victoria County, Texas, dated September 24, 2014 and duly recorded at #201708685, 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, March 5, 2019, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Lot 15, Block 10, of SHADY OAKS SUBDIVISION, SECTION V, 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 12th day of February, 2019.

FILED

2019 FEB 12 P 3 45

DG
Darci Cooley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupel

Charlie Faupel
Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jeffery L. Crone of Victoria County, Texas and Mary Kay Jones of Victoria, Texas, dated March 1, 2013, and duly recorded at #201306351 of the Official Records Instrument of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 5, 2019, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 4:00 o'clock p.m.), the following-described property, to-wit:

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

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

EXECUTED this 4 day of February, 2019.

FILED

2019 FEB 12 P 3:45

Didi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Charlie Faupeel
CHARLIE FAUPEL
Substitute Trustee