

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-02982

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

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

Date: 1/3/2023  
Time: **The earliest time the sale will begin is 11:00 AM**  
Place: Victoria County Courthouse, Texas, at the following location: 115 North Bridge Street , Victoria, TX 77901 FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Being Lot Number Twenty-One (21), in Block Number Two (2), of Highland Hills Subdivision, Section I, an addition to the City of Victoria, Victoria County, Texas, according to the established Map and Plat of said addition of record in Volume 6, Page 101 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

**Commonly known as:** 817 Briarwood St Victoria, TX 77904

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated **10/13/2016** and recorded in the office of the County Clerk of Victoria County, Texas, recorded on **10/19/2016** under County Clerk's File No **201611634**, in Book -- and Page -- of the Real Property Records of Victoria County, Texas.

**Grantor(s):** Lance Wallace and Nicole Wallace, husband and wife

**Original Trustee:** Black, Mann and Graham, LLP

**Substitute Trustee:** Auction.com, Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Jim Mills, Susan Mills, Russell Cain, Marilyn Cummings, Jan Regan, Tina Jacob, Ed Henderson, Pat Brennan, Rosie Trevino, Jim Chilcoat, Will Dabbs, Bob Frisch, Janice Stoner, Jodi Steen, Jo Woolsey, Nestor Trustee Services, LLC

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns

**Current Mortgagee:** Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation

T.S. #: 2022-02982

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

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

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

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$182,231.00, executed by Lance Wallace and Nicole Wallace, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

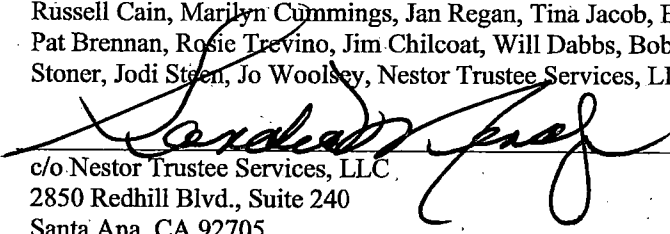
**Freedom Mortgage Corporation**  
10500 Kincaid Drive  
Fishers, IN 46037  
Phone: 855-690-5900

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

T.S. #: 2022-02982

Dated: 11.1.22

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

  
c/o Nestor Trustee Services, LLC  
2850 Redhill Blvd., Suite 240  
Santa Ana, CA 92705  
Phone: (888) 403-4115  
Fax: (888) 345-5501

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

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

Nestor Trustee Services, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705

T.S. #: 2022-02982

**CERTIFICATE OF POSTING**

My name is Sandra Mendoza, and my address is 2850 Redhill Ave 240 Santa Anna TX. I declare under penalty of perjury that on 11.1.22 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: Sandra Mendoza

Date: 11.1.22

**FILED**

2022 NOV -1 P 12:43

M. D.

*[Signature]*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

TS No.: 2022-010079-TX  
19-001110-673

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 01/03/2023

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

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

**Property Address:** 306 S. DE LEON, 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 06/09/2006 and recorded 06/13/2006 in Document 200607883, real property records of Victoria County, Texas, with **Ralph Beltran and Maria Adela Beltran, Husband and Wife** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, Wells Fargo Bank, National Association, As Trustee For Securitized Asset Backed Receivables LLC Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Ralph Beltran and Maria Adela Beltran, Husband and Wife**, securing the payment of the indebtedness in the original principal amount of \$67,000.00, 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, National Association, As Trustee For Securitized Asset Backed Receivables LLC Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3** is the current mortgagee of the note and deed of trust or contract lien.

FILED

SD  
2022 NOV 15 A 10:21

*J. C. ...*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Notice of [Substitute] Trustee Sale**

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

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

**BEING A PORTION OF LOT TWO (2), BLOCK ONE HUNDRED SEVENTY-ONE (171) IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK VICTORIA COUNTY, TEXAS SAID PORTION OF LOT TWO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND CONTAINED IN INSTRUMENT DATED AUGUST 4, 2005, RECORDED UNDER INSTRUMENT #200511040, OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS**

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

**C/O PHH Mortgage Corporation  
1 Mortgage Way, Mt. Laurel, NJ 08054  
Phone: 877-744-2506**

TS No.: 2022-010079-TX  
19-001110-673

### Notice of [Substitute] Trustee Sale

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

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

**Date: November 10, 2022**

  
\_\_\_\_\_  
Monique Pitzer, Trustee Sale Assistant

C/O Power Default Services, Inc.  
2300 Lakeview Parkway, Suite 756  
Alpharetta, GA 30009  
Telephone: 855-427-2204  
Fax: 866-960-8298

**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.**

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

NOTICE OF TRUSTEE'S SALE

The State of Texas    §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
County of Victoria   §

WHEREAS, by Deed of Trust dated April 5, 2018, 3801 Navarro, LLC conveyed to J. Milton Chapman, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

A .6887 acre tract of land situated in Farm Lot No. 4, Block No. 4, Range No. 2, East Above Town, Original Four League Grant, City of Victoria, Victoria County, Texas, being the same land conveyed by Drew M. Dillworth, Trustee to John Gordon Cotsovolos by deed dated August 14, 2007 and recorded under Instrument No. 200711236, Official Records, Victoria County, Texas.

Additionally, by Security Agreement dated April 5, 2018, 3801 Navarro, LLC granted to v2cap, Inc a security interest in all of the equipment, furniture and fixtures now owned or hereinafter acquired used in connection with the above real property ("the personal property")

Said above real property and personal property (herein called the "Property") were given to secure that one certain Promissory Note therein described in the original principal amount of \$637,500.00 executed by 3810 Navarro, LLC, and made payable to the order of v2cap, Inc (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 201803905 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

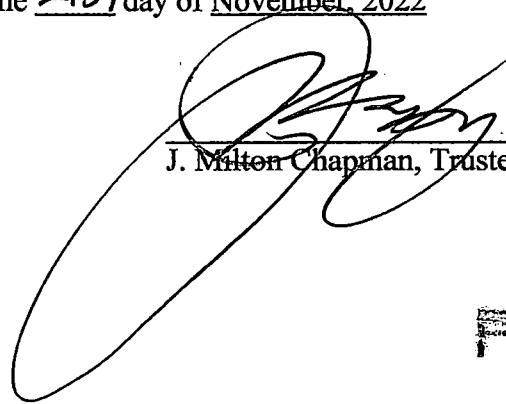
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust and Security Agreement; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 3, 2023, I will sell for cash, the above Property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, being in the patio area in front of the east door to the Victoria County Courthouse, 115 N. Bridge, Victoria, Texas, to the highest bidder. The time at which the sale will begin will be 11AM, 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.

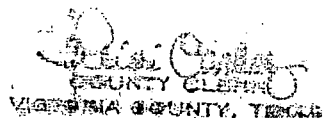
WITNESS my hand this the 21st day of November, 2022

  
\_\_\_\_\_  
J. Milton Chapman, Trustee

**FILED**

SD

2022 NOV 21 P 1:10

  
VICTORIA COUNTY, TEXAS



# Notice of Trustee's Sale

10:15 FILED  
O'CLOCK AM

Date: December 7, 2022

DEC 08 2022 SD

Trustee: Clay E. Morgan

Heidi Easley  
Clerk County Court, Victoria County, Texas  
By Santa D. [Signature] Deputy

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/15/2020, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/15/2020, executed by Joshua Barnes and Patricia Delossantos to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202005148 of the Official Public Records of Victoria County, Texas

Property: (Tract 28 - 2) 5.073 acre tract in the G.A. Levi Survey, A-373, in Victoria County, Texas,

Date of Sale (first Tuesday of month): January 3, 2023

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.

[Signature]  
Clay E. Morgan

# EXHIBIT A

## **DALE L. OLSON**

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

### FIELD NOTES FOR A 5.073 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 Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

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

THENCE with the 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.



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 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 TWENTY-THREE (23), IN BLOCK NUMBER TWO (2), OF QUAIL CREEK NORTH PHASE 1, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 24C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/29/2019 and recorded in Document 201909827, 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: 01/03/2023

Time: 11:00 AM

Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 ALEJANDRO DE LOS SANTOS, provides that it secures the payment of the indebtedness in the original principal amount of \$70,204.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

2:00 FILED  
O'CLOCK P.M.

DEC 08 2022

Heidi Easley  
Clerk County Court, Victoria County, Texas  
By Santa DeLeon Deputy

Certificate of Posting

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard on 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.**

STATE OF TEXAS           §  
  §  
COUNTY OF VICTORIA   §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 4, 2016, Dahlia V. Nicholos and Edward Nicholos conveyed to Tim Williams, as Trustee, the property situated in Victoria County, Texas, to wit:

Property:       See Exhibit "A", together with a 2015 Champion manufactured home, Serial Number 125000HA003937A; HUD Label/Seal Number NTA1671089, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Consumer Loan Note, Security Agreement and Disclosure Statement executed by Dahlia V. Nicholos and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), the Deed of Trust was filed and recorded on March 9, 2016 under Instrument Number 201602543 in the Official Public Records of Victoria County, Texas; and

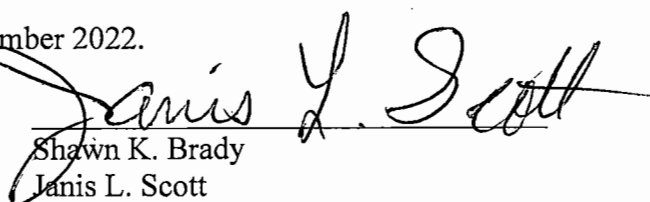
**WHEREAS**, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said

indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of January 2023, I will begin to sell the Property at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the 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 COMMISSIONER'S COURT, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 12<sup>th</sup> day of December 2022.



Shawn K. Brady

Janis L. Scott

J. Milton Chapman

Wyatt Fraga

Shelly Godwin or

Leslie Wren, any to act,

Substitute Trustee

BRADY LAW FIRM, PLLC

6136 Frisco Square Blvd., Suite 400

Frisco, Texas 75034

(469) 287-5484 Telephone

**GRANTEE'S MAILING ADDRESS:**

21<sup>st</sup> Mortgage Corporation

620 Market Street

One Centre Square,

Knoxville, Tennessee 37902

EXHIBIT "A"

BEING a 5.274 acre portion of the James Quinn Survey, Abstract 282 of Victoria County, Texas, also being a portion of that 50 acre tract acquired by Washington White from Isaac Girdy by deed dated December 31, 1896, and recorded in Vol. 38, page 485 of the Deed Records of Victoria County, Texas and described by metes and bounds as follows:

BEGINNING AT a steel stake in the southwesterly line of the James Quinn Survey (also the southwesterly line of the White tract), said stake being N 35 deg. 00' W a distance of 227.4 feet from the south corner of the James Quinn Survey and White tract;

THENCE N 35 deg. 00' W a distance of 110.12 feet with the southwesterly line of the James Quinn Survey and the White tract to a steel stake for corner;

THENCE N 55 deg. 20' E a distance of 2085.6 feet to a steel stake in the northeasterly line of the White tract;

THENCE S 35 deg. 07' E a distance of 110.12 feet with the northeasterly line of the White tract to a steel stake for corner;

THENCE S 55 deg. 20' W a distance of 2085.5 feet to the place of beginning, CONTAINING 5.274 acres of land, more or less.

FILED

RO

2022 DEC 12 P 3:00

*Debra Carol*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS