

1804 MISSION DRIVE  
VICTORIA, TX 77901

0000009994161

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, 2024

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 27, 2001 and recorded in Document CLERK'S FILE NO. 200115119; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 202205324 real property records of VICTORIA County, Texas, with CRYSTAL GARCIA AND CONRAD GARCIA WIFE AND HUSBAND, grantor(s) and MILDOR CORP DBA COMMUNITY 1ST MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CRYSTAL GARCIA AND CONRAD GARCIA WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$80,364.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

FILED

2024 JAN -4 A 11:52

MD

Jelidi Capley  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



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

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



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

1804 MISSION DRIVE  
VICTORIA, TX 77901

0000009994161

0000009994161

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER SEVEN (7), OF BELAIRE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

**NOTICE OF ACCELERATION AND 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.**

**DEED OF TRUST INFORMATION:**

Date: **November 29, 2006**  
Grantor(s): **Kenneth D. Sparks Sr, Rita Jo Sparks, husband and wife**  
Original Mortgagee: **CitiFinancial, Inc**  
Original Principal: **\$55,181.17**  
Recording Information: **200616080**  
Property County: **Victoria**  
Property: **BEING ALL OF LOT 2, IN BLOCK 8, MAYFAIR SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF OF RECORD IN VOLUME 3, PAGE 19, IN THE MAP OR PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**  
Property Address: **3605 East Morningside Street  
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: **Amos Financial LLC**  
Mortgage Servicer: **Amos Financial LLC**  
Mortgage Servicer Address: **3330 Skokie Valley Road  
Suite 301  
Highland Park, IL 60035**

**SALE INFORMATION:**

Date of Sale: **March 5, 2024**  
Time of Sale: **11:00 AM or within three hours thereafter.**  
Place of Sale: **FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**  
Substitute Trustee: **Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com**

**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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



---

Paige Jones

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on \_\_\_\_\_, I filed at the office of the Victoria County Clerk to be posted at the Victoria County courthouse this notice of sale.

\_\_\_\_\_  
Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

Padgett Law Group  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

**FILED**

2024 JAN 16 A 10:19

SD

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

23-167410

Notice of Substitute Trustee's Sale

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

<b>Deed of Trust Date:</b> January 27, 2014	<b>Original Mortgagor/Grantor:</b> JOHN WILLIAM MOREHEAD
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201401380	<b>Property County:</b> VICTORIA
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

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

**Secures:**Note in the original principal amount of \$47,300.00, executed by JOHN WILLIAM MOREHEAD and payable to the order of Lender.

**Property Address/Mailing Address:** 1905 SAM HOUSTON DR, VICTORIA, TX 77901

**Legal Description of Property to be Sold:** ALL THAT PARCEL OF LAND IN VICTORIA COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS:

BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER NINE (9), OF J. R. TRICE SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 44, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, SAVE AND EXCEPT A 523 SQUARE FOOT TRACT OUT OF SAID LOT AND BEING MORE FULLY DESCRIBED IN DEED DATED JULY 16, 2009, EXECUTED BY JOHN WILLIAM MOREHEAD TO THE CITY OF VICTORIA, RECORDED UNDER INSTRUMENT NUMBER 200907645, OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS.

MORE COMMONLY KNOWN AS: 1905 SAM HOUSTON DR, VICTORIA, TX 77901.

<b>Date of Sale:</b> March 05, 2024	<b>Earliest time Sale will begin:</b> 11:00 AM
-------------------------------------	------------------------------------------------

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

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




**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE

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

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112



2024 JAN 25 P 4: 21

80  
Jelidi Coates  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

TS No.: 2024-00089-TX  
24-000059-673

**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:** 03/05/2024

**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:** 2003 S.W. BEN JORDAN, 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 01/04/2002 and recorded 01/17/2002 in Document 200200748, real property records of Victoria County, Texas, with **MARK LEE GAYTAN AND HERLINDA GAYTAN HUSBAND AND WIFE** grantor(s) and MarketAmerica Mortgage Corporation, A Texas Corporation as Lender, PIII MORTGAGE CORPORATION 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 **MARK LEE GAYTAN AND HERLINDA GAYTAN HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$39,089.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** 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:

**BEING Lot Number Three (3), in Block Number Two (2), of Charbula Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 8, Page 71D, of the Plat Records of Victoria County, Texas.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605 West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

## 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 SIXTEEN (16), IN BLOCK NUMBER G, OF BOULEVARD ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS. TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/04/2011 and recorded in Document 201104415 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: 03/05/2024

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 LUIS CESAR SEPULVEDA AND MARIA M. SEPULVEDA, provides that it secures the payment of the indebtedness in the original principal amount of \$60,428.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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

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

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.

FILED

2024 JAN 25 P 4: 20  
50

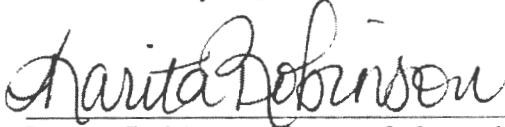
  
VICKI COOPER  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

### 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: January 24, 2024



Karita Robinson, Trustee Sale Assistant

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

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

**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 AVI Title Services, L.L.C, 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 ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

**Date:** 11/06/2007  
**Grantor(s):** JOHN ALANIZ AND WIFE, DESSIE ALANIZ  
**Original Mortgagee:** WALTER MORTGAGE COMPANY  
**Original Principal:** \$126,090.00  
**Recording Information:** Instrument 200714269  
**Property County:** Victoria  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 147 ADCOCK ROAD, VICTORIA, TX 77905

MORTGAGE SERVICING INFORMATION:

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

**Current Mortgagee:** U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Inventory Trust  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Inventory Trust  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

**Date of Sale:** Tuesday, the 5th day of March, 2024  
**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(s) is/are no longer the area(s) designated by the Victoria County Commissioner's Court, at the area most recently designated by the Victoria County Commissioner's Court

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 Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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. Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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.

Substitute Trustee(s): Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

By: \_\_\_\_\_

**Exhibit "A"**

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF RANCHO MIRAGE SUBDIVISION, AN ADDITION TO VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF RECORD IN VOLUME 7, PAGE 150D, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

**FILED**

2024 JAN 25 P 4: 24

*Delicia Corbett* SD.  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS  
PG2 POSTPKG

FILE No. 10315  
County Clerk, Victoria County, Texas

FILED

2024 FEB -7 P 3:50

MD

*Diana Casala*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS §  
§  
COUNTY OF VICTORIA §

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, ON THE 11<sup>th</sup> day of October, 2017 , **Jose F. Hernandez and wife, Rosita Hernandez** executed a Deed of Trust conveying to Clifford Davidson, as Trustee, the real estate herein described, to secure O. F. Jones III in the payment of a debt therein described in a Deed from said O. F. Jones III to Jose F. Hernandez et ux Rosita Hernandez, said Deed being recorded under Clerk's File No. 201710914 in the Official Records of Victoria County, Texas; and

Whereas Default has occurred, and the Mortgagee has seen fit to designate the Undersigned Christopher W. Jones as Substitute Trustee to execute the duties of Trustee as set out in said Deed of Trust, which has not yet been recorded but will be recorded in the Official Records of Victoria County, Texas prior to the sale of said property at foreclosure sale, and

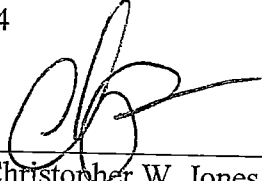
WHEREAS, Default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW THEREFORE, Notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of March, 2024, between ten o'clock a.m. and four o'clock p.m., I will sell said real estate at the door of the County Courthouse in Victoria County, Texas, to the highest bidder for cash.

Said real estate is described as follows: In the County of Victoria, State of Texas:

Being all of Lot No. Thirty Two (32), Block Four (4), Meadowview Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition, the same being duly recorded in Vol. 3 at page 28 of the Plat records of Victoria County, Texas and being sold As Is, Where Is, subject to all conditions and restrictions of record.

Witness my hand this 2<sup>nd</sup> day of February 2024

A handwritten signature in black ink, appearing to be 'CW Jones', written over a horizontal line.

Christopher W. Jones, Trustee



FILED

FILE No. 10316  
County Clerk, Victoria County, Texas

2024 FEB -7 P 3:50

MD  
*Delia Caskey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS §  
§  
COUNTY OF VICTORIA §

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, ON THE 11<sup>th</sup> day of October, 2017 , **Jose F. Hernandez and wife, Rosita Hernandez** executed a Deed of Trust conveying to Clifford Davidson, as Trustee, the real estate herein described, to secure O. F. Jones III in the payment of a debt therein described in a Deed from said O. F. Jones III to Jose F. Hernandez et ux Rosita Hernandez, said Deed being recorded under Clerk's File No. 201710915 in the Official Records of Victoria County, Texas; and

Whereas Default has occurred, and the Mortgagee has seen fit to designate the Undersigned Christopher W. Jones as Substitute Trustee to execute the duties of Trustee as set out in said Deed of Trust, which has not yet been recorded but will be recorded in the Official Records of Victoria County, Texas prior to the sale of said property at foreclosure sale, and

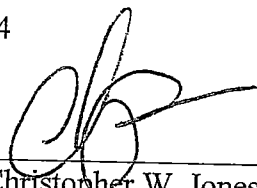
WHEREAS, Default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW THEREFORE, Notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of March, 2024, between ten o'clock a.m. and four o'clock p.m., I will sell said real estate at the door of the County Courthouse in Victoria County, Texas, to the highest bidder for cash.

Said real estate is described as follows: In the County of Victoria, State of Texas:

Being all of Lot No. Thirty Four (34), Block Four (4), Meadowview Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition, the same being duly recorded in Vol. 3 at page 28 of the Plat records of Victoria County, Texas and being sold As Is, Where Is, subject to all conditions and restrictions of record.

Witness my hand this 2<sup>nd</sup> day of February 2024

A handwritten signature in black ink, appearing to be 'CW Jones', written over a horizontal line.

Christopher W. Jones, Trustee

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF VICTORIA   §

**CORRECTED NOTICE OF TRUSTEE'S SALE**

WHEREAS, ON THE 11<sup>th</sup> day of October, 2017 , **Jose F. Hernandez and wife, Rosita Hernandez** executed a Deed of Trust conveying to Clifford Davidson, as Trustee, the real estate herein described, to secure O. F. Jones III in the payment of a debt therein described in a Deed from said O. F. Jones III to Jose F. Hernandez et ux Rosita Hernandez, said Deed being recorded under Clerk's File No. 201710915 in the Official Records of Victoria County, Texas; and

Whereas Default has occurred, and the Mortgagee has seen fit to designate the Undersigned Christopher W. Jones as Substitute Trustee to execute the duties of Trustee as set out in said Deed of Trust, which has not yet been recorded but will be recorded in the Official Records of Victoria County, Texas prior to the sale of said property at foreclosure sale, and

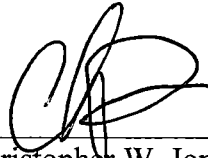
WHEREAS, Default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW THEREFORE, Notice is hereby given that on Tuesday, the 5<sup>th</sup> day of March, 2024, between ten o'clock a.m. and four o'clock p.m., I will sell said real estate at the door of the County Courthouse in Victoria County, Texas, to the highest bidder for cash.

Said real estate is described as follows: In the County of Victoria, State of Texas:

Being all of Lot No. Thirty Four (34), Block Four (4), Meadowview Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition, the same being duly recorded in Vol. 3 at page 28 of the Plat records of Victoria County, Texas and being sold As Is, Where Is, subject to all conditions and restrictions of record.

Witness my hand this 2<sup>nd</sup> day of February 2024

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a series of loops and a horizontal stroke.

---

Christopher W. Jones, Trustee

THE STATE OF TEXAS §  
                                                          §  
COUNTY OF VICTORIA §

**CORRECTED NOTICE OF TRUSTEE'S SALE**

WHEREAS, ON THE 11<sup>th</sup> day of October, 2017 , **Jose F. Hernandez and wife, Rosita Hernandez** executed a Deed of Trust conveying to Clifford Davidson, as Trustee, the real estate herein described, to secure O. F. Jones III in the payment of a debt therein described in a Deed from said O. F. Jones III to Jose F. Hernandez et ux Rosita Hernandez, said Deed being recorded under Clerk's File No. 201710914 in the Official Records of Victoria County, Texas; and

Whereas Default has occurred, and the Mortgagee has seen fit to designate the Undersigned Christopher W. Jones as Substitute Trustee to execute the duties of Trustee as set out in said Deed of Trust, which has not yet been recorded but will be recorded in the Official Records of Victoria County, Texas prior to the sale of said property at foreclosure sale, and

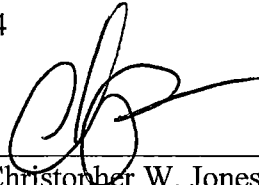
WHEREAS, Default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW THEREFORE, Notice is hereby given that on Tuesday, the 5<sup>th</sup> day of March, 2024, between ten o'clock a.m. and four o'clock p.m., I will sell said real estate at the door of the County Courthouse in Victoria County, Texas, to the highest bidder for cash.

Said real estate is described as follows: In the County of Victoria, State of Texas:

Being all of Lot No. Thirty Two (32), Block Four (4), Meadowview Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition, the same being duly recorded in Vol. 3 at page 28 of the Plat records of Victoria County, Texas and being sold As Is, Where Is, subject to all conditions and restrictions of record.

Witness my hand this 2<sup>nd</sup> day of February 2024

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a 'W' and a 'J', with a long horizontal stroke extending to the right.

---

Christopher W. Jones, Trustee

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF VICTORIA   §

MD  
*Rosita Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**CORRECTED NOTICE OF TRUSTEE'S SALE**

WHEREAS, ON THE 31<sup>st</sup> day of March, 2009 , **Jose F. Hernandez and wife, Rosita Hernandez** executed a Deed of Trust conveying to Clifford Davidson, as Trustee, the real estate herein described, to secure O. F. Jones III in the payment of a debt therein described in a Deed from said O. F. Jones III to Jose F. Hernandez et ux Rosita Hernandez, said Deed being recorded under Clerk's File No. 200903630 in the Official Records of Victoria County, Texas; and

Whereas Default has occurred, and the Mortgagee has seen fit to designate the Undersigned Christopher W. Jones as Substitute Trustee to execute the duties of Trustee as set out in said Deed of Trust, which has not yet been recorded but will be recorded in the Official Records of Victoria County, Texas prior to the sale of said property at foreclosure sale, and

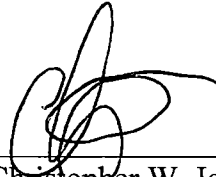
WHEREAS, Default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW THEREFORE, Notice is hereby given that on Tuesday, the 5<sup>th</sup> day of March, 2024,

between ten o'clock a.m. and four o'clock p.m., I will sell said real estate at the door of the County Courthouse in Victoria County, Texas, to the highest bidder for cash.

Said real estate is described as follows: In the County of Victoria, State of Texas:

Being all of Lot No. Thirty One (31), Block Four (4), Meadowview Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition, the same being duly recorded in Vol. 3 at page 28 of the Plat records of Victoria County, Texas and being sold As Is, Where Is, subject to all conditions and restrictions of record.



---

Christopher W. Jones, Trustee



2024 FEB 12 P 2:32  
MO  
*Dawn Casley*  
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 4, 2019, Ashley J. Pall ( now known as Ashley J. Pall Weathersby) conveyed to Kelly Garrett Kucera, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Being a 0.2212 acre tract of land known as the north one-half of Lot 4, in Block 103 of the Original Townsite to the City of Victoria, Victoria County, Texas according to the established map and plat of said townsite recorded in Volume 3, Page 67, of the Plat Records of said County, and being more fully and particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$300,000.00 executed by Ashley J. Pall, and made payable to the order of Douglas E. Meis (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 201904342 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 Kelly Garrett Kucera, 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, 2024, 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, (being the FRONT OF THE EAST DOOR OF THE COURTHOUSE ANNEX BUILDING LOCATED ON NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE) at the Victoria County Courthouse Annex, N. Bridge Street, Victoria, TX 77901, 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 12 day of February, 2024.



Janis L. Scott or J. Milton Chapman  
Substitute Trustee

Anderson, Smith, Null & Stofer, LLP,  
4611 E. Airline, Ste. 202  
Victoria, TX 77904

Exhibit A

0.2212 ACRE

THE STATE OF TEXAS)  
THE COUNTY OF VICTORIA)

BEING a 0.2212 acre tract of land known as the north one-half of Lot 4, in Block 103 of the Original Townsite to the City of Victoria, Victoria County, Texas according to the established map and plat of said townsite recorded in Volume 3, Page 67, of the Plat Records of said County, and being that same tract of land as conveyed by J.L. Hausmann, et ux to Douglas E. Meis according to instrument recorded in Volume 9, Page 685 of the Official Records of said County, said 0.2212 acre tract of land being more fully described by notes and bounds as follows:

BEGINNING, at a 5/8 inch iron rebar with a yellow cap marked "U.S.I. RPLS 4943" set for the northeast corner of the herein described tract, same being the intersection of the south right-of-way of West Stayton Street (55.60' R.O.W.) and the west right-of-way of Bridge Street (55.60' R.O.W.);

THENCE, South 20 deg. 06' 00" West, with the west right-of-way of said Bridge Street, a distance of 69.42 feet to a point for the southwest herein described tract, same being the common northeast corner of that certain tract of land known as the south one-half of Lot 4, Block 103 of the Townsite of Victoria as conveyed by Irene Louise Hopkins to Melvin Morris, et ux according to instrument recorded in Volume 675, Page 317 of the Deed Records of said County;

THENCE, North 70 deg. 00' 00" West, with the common line of said Morris tract, a distance of 138.83 feet to a point for the southwest corner of the herein described tract, same being the common northeast corner of that certain tract of land known as the south one-half of Lot 3, Block 103 of the City of Victoria as conveyed by Guero Federal Savings and Loan Association to Myra Starkey according to instrument recorded in Volume 4, Page 443 of the Official Records of said County, further being the southeast corner of Lot 3R-A, in Block 103 of the Original Townsite Resubdivision No. 25 according to instrument recorded in Volume 7, Page 74-D of the Plat Records of said County;

THENCE, North 20 deg. 06' 00" East, with the common line of said Lot 3R-A, Block 103 of the Original Townsite Resubdivision No. 25, a distance of 69.42 feet to a 5/8 inch diameter iron rebar with a yellow cap marked "U.S.I. RPLS 4943" set for the northwest corner of the herein described tract, same being the northeast corner of said Lot 3R-A, Block 103 of the Original Townsite Resubdivision No. 25, further being in the south right-of-way of said Stayton Street;

THENCE, South 70 deg. 00' 00" East, with the south right-of-way of said Stayton Street, a distance of 138.83 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.2212 acre tract of land more or less.

The foregoing fieldnote description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in April 1999, and is true and correct to the best of my knowledge and belief.

*Terry F. Ruddle*  
Terry F. Ruddle  
Registered Professional Land Surveyor  
Texas No. 4943 4/28/99

