

FILE No. 9987  
County Clerk, Victoria County, Texas

FILED

2021 JUL 15 A 9:34

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

M.A.  
Debra Cade  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**VICTORIA County**

Deed of Trust Dated: July 29, 2004  
Amount: \$72,150.00

Grantor(s): ATANACIO TREVINO and MELANIE TREVINO  
Original Mortgagee: FIRST PREFERENCE MORTGAGE CORP.  
Current Mortgagee: CITIMORTGAGE, INC.

Mortgage Servicer and Address: c/o CENLAR FSB, 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

Recording Information: Document No. 200410605

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

Date of Sale: September 7, 2021 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

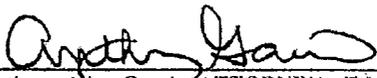
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

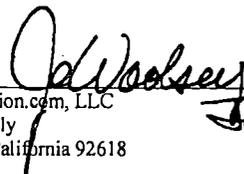
JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAMON PEREZ, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, MARTHA BOETA, MEGAN YASSI OR JANICE STONER have been appointed as 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.

  
Anthony Alan Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2018-004068

  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

2021 JUL 20 A 9:48

**Notice of Foreclosure Sale**

July 15, 2021

*SS*  
*Dacia Casady*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Deed of Trust

Dated: May 8, 2018

Grantor: Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC

Trustee: Craig Mechura

Lender: Mechura Machine Works, LLC

Recorded in: Number 201805243, Official Public Records of Victoria County, Texas

Legal Description: Lot Number Twenty-Two (22), in Block Number One (1) of Mesquitewood Estates Section I, an addition to Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 34 of the Plat Records of Victoria County, Texas, to which reference is here made for all purposes

Secures: Promissory Note ("Note 2") in the original principal amount of \$2,650,000.00, executed by Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender, as modified December 1, 2020, by the Note 2 Loan Modification Agreement

Foreclosure Sale:

Date: Tuesday, September 7, 2021

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: 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

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 Lender's bid may be by credit against the indebtedness secured by

the lien of the Deed of Trust.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, 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 Trustee.

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



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Carl R. Dawson  
Attorney for mortgagee

FILE No. 9989  
County Clerk, Victoria County, Texas

FILED

2021 JUL 20 A 9:49

**Notice of Foreclosure Sale**

July 15, 2021

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Victoria Casler  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Deed of Trust**

**Dated:** May 8, 2018

**Grantor:** Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC

**Trustee:** Craig Mechura

**Lender:** Craig Mechura and Natalie Mechura

**Recorded in:** Number 201805241, Official Public Records of Victoria County, Texas

**Legal Description:** Lot Number Twenty-Two (22), in Block Number One (1) of Mesquitewood Estates Section I, an addition to Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 34 of the Plat Records of Victoria County, Texas, to which reference is here made for all purposes

**Secures:** Promissory Note ("Note 1") in the original principal amount of \$530,000.00, executed by Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender, as modified December 1, 2020, by the Note 1 Loan Modification Agreement.

**Foreclosure Sale:**

**Date:** Tuesday, September 7, 2021

**Time:** The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

**Place:** 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

**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 Lender's bid may be by credit against the indebtedness secured by

the lien of the Deed of Trust.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, 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 Trustee.

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



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Carl R. Dawson  
Attorney for mortgagee

## 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 ALL OF LOT NO. FORTY TWO (42), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES 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 2, PAGE 54, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/05/2005 and recorded in Document 200511272 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: 09/07/2021

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 THOMAS YAWS AND MISTY YAWS, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Legacy Mortgage Asset Trust 2019-GS3 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Legacy Mortgage Asset Trust 2019-GS3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

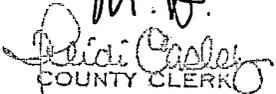
**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

FILED

2021 JUL 22 P 1:52

M.A.  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**AMENDED NOTICE OF TRUSTEE FORECLOSURE SALE**

Notice is hereby given of a public foreclosure sale, approved by the Judicial District Court of Victoria County, Texas in Cause #21-03-86972-D.

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

Being Lot Number One (1), in Block Number One (1), of Dixon Manor No. 1, a subdivision in Victoria County, Texas, according to the established map and plat of record in Volume 7, Page 13A, of the Plat Records of Victoria County, Texas.

LESS AND ACCEPT: 1.00 acre tract of land situated in part of lot 1, Block 1, Dixon Manor No. 1, as fully described in Exhibit "A".

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

**Date:** September 7, 2021

**Time:** The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

**Place:** Victoria County Courthouse in Victoria, Texas, at the following location: **At the Front of the East side door entrance of VICTORIA COUNTY COURTHOUSE located at 115 N. Bridge St., Victoria, Texas**, said location having been designated by the county commissioners of Victoria County, Texas ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale.)

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling 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, subject to the provisions of the deed of trust permitting the beneficiary 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 the 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.

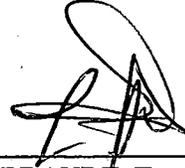
4. **Type of Sale.** The sale is a home equity deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by deed of trust executed by **Genaro Garcia and Alma Garcia**, and pursuant to a court order approving foreclosure. The deed of trust is dated June 3, 2016, and recorded as Instrument #201606650, Official Records of Victoria County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described in a promissory note dated June 3, 2016, in the original principal amount of \$90,000.00, executed by **Genaro Garcia and Alma Garcia** and payable to the order of **First State Bank, Yoakum, Texas**. **Crossroads Bank** is the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

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

DATED: July 28, 2021



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LAYNE BRANDT, Trustee  
CROSSROADS BANK,  
FORMERLY KNOWN AS  
FIRST STATE BANK, YOAKUM, TEXAS  
P. O. Box 778  
Yoakum, Texas 77995  
(361) 293-3572 Telephone  
(361) 293-9133 Facsimile



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KENNETH E. KVINTA  
KENNETH E. KVINTA, P.C.  
403 W. Grand  
P. O. Box 775  
Yoakum, Texas 77995  
(361) 293-2352 Telephone  
(361) 293-3832 Facsimile

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COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# EXHIBIT A

## LEGAL DESCRIPTION 1.00 ACRE

STATE OF TEXAS;  
COUNTY OF VICTORIA;

BEING a 1.00 acre tract of land situated in part of Lot 1, Block 1, Dixon Manor No. 1, according to the established map recorded in Volume 7, Page 13-A of the Plat Records of Victoria County, Texas, and being all of a tract of land, described in a Warranty Deed with Vendor's Lien dated March 31, 1993, from Donald L. Dixon and wife, Rebecca H. Dixon to Genaro Garcia and wife, Alma Garcia, recorded in Volume 53, Page 72 of the Official Records of Victoria County, Texas, said 1.00 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the northeast right-of-way line of Northside Road, and in the southeast line of a called 1.00 acre tract of land described to Roy Donnell and wife, Velma Donnell, recorded in Volume 1455, Page 877 of the Deed Records of said County, and at the west corner of said Lot 1 and the herein described tract;

THENCE, departing the northeast right-of-way line of said Northside Road, and with the southeast line of said called 1.00 acre tract, *North 45°00'00" East, (Basis of Bearings)* for a distance of *178.71 feet* to an existing 1/2 inch steel rod at the east corner of said called 1.00 acre tract, and at the interior corner of said Lot 1, and the herein described tract;;

THENCE, with the northeast line of said called 1.00 acre tract, *North 44°44'00" West*, for a distance of *23.02 feet* to an existing 1/2 inch steel rod at an angle point in the southwest line of Lot 2 of the aforementioned Block 1, and at an exterior angle point in the northwest line of said Lot 1 and the herein described tract;

THENCE, with a common line of said Lot 1 and said Lot 2, *North 45°00'00" East*, for a distance of *81.24 feet* a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" at the interior corner of said Lot 2, and at the north corner of said Lot 1 and the herein described tract;

THENCE, with a common line of said Lot 1 and said Lot 2, *South 44°44'00" East*, for a distance of *183.40 feet* to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" at the east corner of the herein described tract;

THENCE, crossing said Lot 1, *South 45°00'00" West*, for a distance of *259.95 feet* to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the northeast right-of-way line of the aforementioned Northside Road, and at the south corner of the herein described tract;

THENCE, with the northeast right-of-way line of said Northside Road, *North 44°44'00" West*, for a distance of *160.38 feet* to THE POINT OF BEGINNING CONTAINING, within these metes and bounds 1.00 acre more or less.

Bearings are based on bearings of record in Volume 7, Page 13-A of the Plat Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in August 2017.

  
Republic Engineering and Land Surveying  
By: Jason T. Ruddick  
Registered Professional Land Surveyor  
Texas No. 6127  
R17232



8/10/17

2021 AUG 12 P 12: 24

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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 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 SIX (6), IN BLOCK NUMBER SIX (6), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGES 54 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 06/13/2008 and recorded in Document 200807663 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: 09/07/2021

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 RONALD CHARLES SKLAR, provides that it secures the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 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. Order to Foreclose.** NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 377th District Court of Victoria County on 03/10/2020 under Cause No. 20-01-85360-D. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. 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

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

#### 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.

2021 AUG 13 P 3:42

M. D.  
*Deirdre Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, ALAN ROSS MADDOX, A SINGLE PERSON** delivered that one certain Deed of Trust dated APRIL 25, 2018, which is recorded in INSTRUMENT NO.: 201805558 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$187,965.00 payable to the order of JAMES B. NUTTER & COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred** and the outstanding indebtedness on same is now wholly due; and

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and**

**WHEREAS, JAMES B. NUTTER & COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

**NOTICE IS HEREBY GIVEN** that on Tuesday, SEPTEMBER 7, 2021, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT NUMBER ONE (1) AND LOT NUMBER TWO (2), IN BLOCK NUMBER FOURTEEN (14), OF SHADY OAKS SUBDIVISION SECTION V, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION IN VOLUME 6, PAGE 193 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of VICTORIA County, Texas, for such sales (OR AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE).

**NOTICE IS FURTHER GIVEN** that the address of JAMES B. NUTTER & COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 10346, KANSAS CITY, MISSOURI 64171. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: AUGUST 16, 2021.



**SUBSTITUTE TRUSTEE(S)**  
MICHAEL J. SCHROEDER OR SANDRA MENDOZA  
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR  
SUSAN SANDOVAL OR W.D. LAREW OR SARAH  
MAYS OR ELIZABETH ANDERSON

FILE NO.: JBN-2681  
PROPERTY: 518 GAIL LANE  
VICTORIA, TEXAS 77805

ALAN R. MADDOX

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3088  
Fax: (972) 394-1263

**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 OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**FILED**

Victoria County Texas Home Equity Security Instrument

2021 AUG 16 P 2:43

Date of Security Instrument: May 9, 2007  
Amount: \$57,587.03  
Grantor(s): RHONDA G. STASTNY, A SINGLE PERSON  
Original Mortgagee: CITIFINANCIAL, INC.  
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS  
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A  
Original Trustee: ELSA BRIONES  
Mortgage Servicer and Address: Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806  
Recording Information: Recorded on 5/21/2007, as Instrument No. 200706476 Victoria  
County, Texas  
Legal Description: THE DESCRIBED PROPERTY LYING AND BEING  
SITUATED IN THE V GARCIA LEAGUE, VICTORIA  
COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED  
IN ATTACHED EXHIBIT "A"  
Date of Sale: 9/7/2021  
Earliest Time Sale Will Begin: 11:00 AM

59  
*Diana Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Place of Sale: 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 foreclosures 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.

WHEREAS, an Default Order was entered on 5/15/2020, under Cause No. 19-07-84750-B, in the 135th Judicial District Judicial District Court of Victoria County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.



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 state above or within three (3) hours after that time.

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

**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 the notice immediately.**

EXECUTED in multiple originals on 8/3/2021.



By:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS# 082673-TX

Exhibit A

THE DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE V GARCIA LEAGUE, VICTORIA COUNTY, TEXAS, BEGINNING AT THE NE CORNER OF THE PROPERTY NOW OWNED BY CHARLIE MATAJICEK AND NETTIE MATEJICEK, A STAKE IN THE RIGHT-OF-WAY LINE OF THE G H AND S A R R CO AT THE INTERSECTION OF THE NE LINE OF BLOCK TWO (2), OF THE NORRIS ADDITION TO THE TOWN OF INEZ, VICTORIA COUNTY, TEXAS, PRODUCED TO INTERSECT WITH THE RIGHT-OF-WAY LINE OF SAID R R CO, THENCE SOUTH 35 DEG 45' EAST 570 FEET TO A STAKE FOR CORNER, THE SAME BEING THE S E CORNER OF BLOCK 3 OF THE NORRIS ADDITION TO THE TOWN OF INEZ, VICTORIA COUNTY, TEXAS, IN THE NORTH LINE OF A GRAVEL PUBLIC ROAD, THENCE NORTH 54 DEG 15' EAST WITH THE NORTH LINE OF SAID GRAVEL ROAD 153 FEET TO A STAKE FOR CORNER, THENCE NORTH 35 DEG 55' WEST TO A STAKE FOR CORNER IN THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE G H AND S A R R CO, THENCE IN A WESTERLY DIRECTION WITH THE SOUTH LINE OF THE SAID RIGHT-OF-WAY TO THE PLACE OF BEGINNING, CONTAINING TWO (2) ACRES OF LAND, MORE OR LESS

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Patrick R. Gasch of Victoria County, Texas, dated July 1, 2017, and duly recorded at #201812924, 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, September 7, 2021, (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 16, 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 20th day of August, 2021.

FILED

2021 AUG 24 A 8:38

M. D.

*Diana Casler*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Charlie Faupel*  
Charlie Faupel