

FILE No. 9821

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/7/2016

Grantor(s)/Mortgagor(s):
MARIO MARTINEZ JR, AN UNMARRIED MAN

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

Current Beneficiary/Mortgagee:
AmeriHome Mortgage Company, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201606415

Property County:
VICTORIA

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

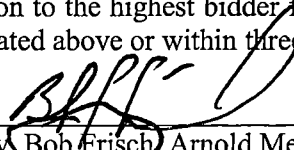
Legal Description: BEING, LOT NUMBER TEN (10), IN BLOCK NUMBER FIVE (5), OF BLUERIDGE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 327, PAGE 293 OF THE PLAT RECORDS OF DEED COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: 6/2/2020 **Earliest Time Sale Will Begin:** 11:00AM

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

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

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



Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz, Janice Stoner or Jodi Steen
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075


service to the sender of this notice immediately.

FILED

2020 FEB 27 P 1: 30

M.D.

MH File Number: TX-19-75757-POS
Loan Type: FHA


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 9863
County Clerk, Victoria County, Texas

2020 FEB 27 P 1:38

M.D.
Diana Casales
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: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF VICTORIA, DESCRIBED AS FOLLOWS:

BEING 2.83 ACRES SITUATED IN AND A PART OF THE RAFAEL MANCHOIA GRANT, ABSTRACT NO. 87, VICTORIA COUNTY, TEXAS, AND IS A PORTION OF A 4.53 ACRE TRACT RECORDED IN VOLUME 874, PAGE 776 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, THIS 2.83 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A IRON ROD FOUND IN THE WEST LINE OF HIGHWAY NO. 77 SOUTH FOR THE NORTH CORNER OF THIS 2.83 ACRES, ALSO BEING THE EAST CORNER OF A 49.64 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1495, PAGE 248 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS; THENCE, SOUTH 07 DEGREES, 30 MINUTES 18 SECONDS EAST (DEED CALL = SOUTH 07 DEGREES, 17 MINUTES 34 SECONDS EAST) WITH THE WEST LINE OF HIGHWAY NO. 77 SOUTH A DISTANCE OF 331.88 FEET TO A IRON ROD FOUND FOR THE EAST CORNER OF THIS 2.83 ACRES;

THENCE, SOUTH 44 DEGREES, 03 MINUTES 25 SECONDS WEST (DEED CALL = SOUTH 44 DEGREES, 01 MINUTES 32 SECONDS WEST) WITH THE COMMON LINE OF THIS TRACT AND A 111.038 ACRE TRACT RECORDED IN VOLUME 632, PAGE 615 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 336.16 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS 2.83 ACRES;

THENCE, CROSSING SAID 4.53 ACRE TRACT AS FOLLOWS:

1. NORTH 16 DEGREES, 55 MINUTES 30 SECONDS WEST A DISTANCE OF 217.80 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;

2. SOUTH 49 DEGREES, 44 MINUTES 35 SECONDS WEST A DISTANCE OF 139.65 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;

3. NORTH 37 DEGREES, 33 MINUTES 10 SECONDS WEST A DISTANCE OF 87.02 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 2.83 ACRES;

THENCE, WITH THE COMMON LINE OF THIS TRACT AND SAID 49.64 ACRE TRACT AS FOLLOWS;

1. NORTH 43 DEGREES, 33 MINUTES 08 SECONDS EAST (BEARING REFERENCE LINE) A DISTANCE OF 517.21 FEET TO A IRON ROD FOUND FOR A CORNER;

2. NORTH 81 DEGREES, 21 MINUTES 58 SECONDS EAST (DEED CALL = NORTH 89 DEGREES, 51 MINUTES 21 SECONDS EAST) A DISTANCE OF 57.72 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 2.83 ACRES.

APN: 00870-000-82800

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/05/2017 and recorded in Document 201707676 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: 06/02/2020

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 INGRID FOSSLER, provides that it secures the payment of the indebtedness in the original principal amount of \$369,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LongbridLongbridge Financial, LLCge Financial, LLC is the current mortgagee of the note and deed of trust and LONGBRIDGE FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LongbridLongbridge Financial, LLCge Financial, LLC c/o LONGBRIDGE FINANCIAL, LLC, One International Blvd., Suite 410, Mahwah, NJ 07495 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Lori Liane Long, Attorney at Law

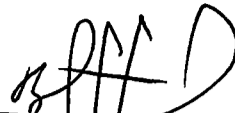
Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 North Dallas Parkway

Dallas, TX 75254



JO WOOLSEY ~~BOB FRISCH~~ JODI STEEN OR JANICE
STONER

c/o AVT Title Services, LLC

5177 Richmond Avenue Suite 1230

Houston, TX 77056

Certificate of Posting

I am Bob L Frisch whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 27 Feb 2020 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2006 MAY 11 A 8:40

AW
David Smith
COUNTY CLERK
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on March 10, 2006, **Sunil Gandhi** ("Grantor") executed and delivered a Deed of Trust, (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank**, in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Official Records Instrument No. 200603390 of the Real Property Records, Victoria County, Texas to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen** any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on **Tuesday, June 2, 2020**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the .the area in front of the East Door of the Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas 77901, or as designated by the County Commissioner's Office This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Being a 0.0430 acre tract of land situated in the John Hughes Survey, Abstract 182, Victoria County, Texas and being more particularly described by metes and bounds on Exhibit A attached to the Deed of Trust, (herein the "Deed of Trust) recorded in Official Records Instrument No. 200603390, in the Real Property Records of the Office of the Victoria County Clerk.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David. Smith, , Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds and Jamie Steen

c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
Telephone: (713) 800-8604
cell phone: 281-788-3666
Email: smith@csrslaw.com

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.

Dated this 7th day of May, 2020.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone: (713) 800-8604
Cell phone 281-788-3666
Email:smith@csrslaw.com

FILE No. 9877
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain Deed of Trust dated May 19, 2017, recorded under Document No. 201705653, in the Official Records of Victoria County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Paul Jones and Natalie Jones (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated May 19, 2017, in the original principal sum of \$140,000.00 executed by Paul Jones and Natalie Jones and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, Texas Dow Employees Credit Union ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jo Woolsey, Bob Frisch, Janice Stoner, James L. Hollerbach, or Jodi Steen, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Victoria County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Victoria County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of

Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash in the corridor, outside the area in front of the East door of the Victoria County Courthouse Building located at 115 N Bridge Street, Victoria, Texas or as designated by the Commissioners Court of that county, at 11:00 a.m. (at the earliest), or within three (3) hours thereafter, on June 2, 2020, that being the first Tuesday of that month.

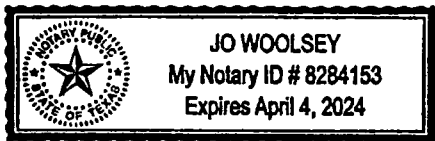
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Ste. 1800, San Antonio, Texas 78205.

Executed in multiple originals on this 11th day of May, 2020.

Jo Woolsey, Bob Frisch, Janice Stoner, James L. Hollerbach, or Jodi Steen, Substitute Trustee
6700 N. New Braunfels Avenue
San Antonio, Texas 78209

STATE OF TEXAS §
 §
COUNTY OF Mueces §

This instrument was acknowledged before me on the 11th day of May, 2020, by Jo Woolsey, Bob Frisch, Janice Stoner, James L. Hollerbach, or Jodi Steen, Substitute Trustee, on behalf of said Trust.



Notary Public, State of Texas

FILED

2020 MAY 11 P 1:26

an

Diann Bartek
COUNTY CLERK
VICTORIA COUNTY, TEXAS

PROPERTY DESCRIPTION

FIELDNOTE DESCRIPTION of a 9.998 acre tract of land being partially in the T. & N.O. RR. Company Survey No. 6, A-394 and the T. & N.O. RR Company Survey No. 4, A-412, all in Victoria County, Texas and being all of that certain 10.00 acre tract of land conveyed to Mamie Reyes (200804517) and being described by metes and bounds as follows:

BEGINNING at a bolt found on the southwest side of a fence corner post for the west corner of this description, same being the north corner of the Allan Scott Prause tract (200410940);

THENCE, N54°59'44"E, 856.41 feet to a 8" fence post found for west interior corner of this tract in the southerly line of a 24' roadway easement (889-742)(D.C. = N55°00'41"E, 855.98');

THENCE, N33°47'11"W, 305.54 feet to a ½" steel pipe with top 8" bent westerly (D.C. = N33°48'16"W, 305.82') for corner and west corner of said roadway easement;

THENCE, N65°32'06"E, 24.22 feet to a 5/8" steel rebar set with ¾" yellow and black polypropylene barricade flagging attached for the north corner of this tract and said easement (D.C. = N66°08'19"E, 24.36');

THENCE, S33°49'30"E, 301.28 feet to a 5/8" steel rod found for angle point which bears S29°44'20"E, 10.20 feet from a 5/8" steel rod found (D.C. = S33°48'16"E, 301.12');

THENCE, S33°56'37"E, 407.60 feet to a 5/8" steel rod found on the east side of a fence corner post for northerly east corner of this parcel and said roadway easement (D.C. = S34°02'35"E, 408.12');

THENCE, S55°23'14"W, 224.04 feet to a 5/8" steel rod found on the northeasterly side of a fence corner post for east interior corner of this and said roadway easement (D.C. = S55°33'34"W, 224.94');

THENCE, S34°47'28"E, 111.24 feet to a 5/8" steel rod found about 1.4' east of fence corner post for the lower east corner of this and said roadway easement (D.C. = S34°57'44"E, 111.55');

THENCE, S55°00'41"W, at 24' feet pass the south corner of said roadway easement and continuing for an overall distance of 647.92 feet to a 5/8" steel rod found on south side of a fence corner post (D.C. = 647.95' BASE BEARING);

THENCE, N35°04'14"W, 517.23 feet (D.C. = N35°01'27"W, 517.47') to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 9.998 acres of land.

EXHIBIT "A"