

FILED

FILE No. 9917
County Clerk, Victoria County, Texas

2020 AUG 27 P 1:13

M. D.

Debra Cooper
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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)

Deed of Trust Date: June 22, 2012	Original Mortgagor/Grantor: SHERRY FICKLEN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR REAL ESTATE MORTGAGE NETWORK, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: n/a Page: n/a Instrument No: 201206788	Property County: VICTORIA
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 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 \$176,739.00, executed by SHERRY FICKLEN and payable to the order of Lender.

Property Address/Mailing Address: 606 BLYTH RD, VICTORIA, TX 77904

Legal Description of Property to be Sold: BEING LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER TEN (10), OF HIGHLAND ESTATES NO. 2, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 79 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES. .

Date of Sale: November 03, 2020	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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, Vicki Hammonds, Jodi Steen whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner, Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The

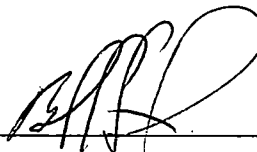
Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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, Vicki Hammonds, Jodi Steen whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner, 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, Vicki Hammonds, Jodi Steen whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner, 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, Vicki Hammonds, Jodi Steen or Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner, Jodi Steen, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

2020 SEP 14 P 1:43

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HERNANDEZ, SANTOS
8788 US HWY 87 S, VICTORIA, TX 77905

FHA 514-0604838
Firm File Number: 20-035825

M. D.
Delia Caslar
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 17, 2015, SANTOS H. HERNANDEZ JR. AND DAWN M. HERNANDEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ALLAN POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BRAZOS NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 201504942, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 3, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Victoria county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

SEE EXHIBIT A

Property Address: 8788 US HWY 87 S
VICTORIA, TX 77905
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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.


SUBSTITUTE TRUSTEE

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
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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

CPA: 076153-0051021600204

EXHIBIT A

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of that area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Being 17.49 acres situated in and a part of the William French Survey, Abstract No. 165 and the James Manning Survey, Abstract No. 263, Victoria County, Texas, and is a portion of that certain 25.40 acre tract recorded in Volume 700, Page 677 of the Deed Records of Victoria County, Texas, This 17.49 acres is more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found in the Southwest line of U.S. Highway 87 South (State of Texas, Vol. 373, Page 473, Official Records) for the East corner of this 15.49 acres;

THENCE, with the common line of this tract and a tract of land recorded in Volume 197, Page 216 of the Deed Records of Victoria County, Texas, as follows;

S 63° 08' 35" W a distance of 1623.99 feet to a 5/8 inch iron rod found for the South corner of this 17.49 acres;

N 36° 51' 45" W a distance of 557.22 feet to an iron pipe found for the West corner of this 17.49 acres;

THENCE, N 62° 28' 21" E with the common line of this tract and a 24.28 acre tract recorded in Volume 697, Page 685 of the Deed Records of Victoria County, Texas, a distance of 1120.88 feet to a 5/8 inch iron rod found for a corner;

THENCE, With the common line of this tract and a 2.36 acre tract recorded in Instrument No. 200208818 of the Official Records of Victoria County, Texas, as follows;

S 37° 03' 01" E a distance of 285.38 feet to a 5/8 inch iron rod found for a corner;

N 63° 06' 03" E a distance of 407.11 feet to a 5/8 inch iron rod found for the North corner of this 17.49 acres;

THENCE, S 55° 21' 37" E with the Southwest line of U.S. Highway No. 87 a distance of 300.50 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds, 17.49 acres

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

EXHIBIT A - LEGAL DESCRIPTION
1771#256_0051021600204



NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:** *BEING Lot Number Fifty-five (55), in Block Number Seven (7), of INWOOD TERRACE SECTION II, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 2, Page 60 of the Plat Records of Victoria County, Texas, reference to which is heremade for all purposes.*

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

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

DATE: November 3, 2020

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

PLACE: Victoria County Courthouse in Victoria, Texas, at the following location: 101 N. Bridge St., Victoria, Texas 77901 on the steps of the Courthouse.

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

3. **TERMS OF SALE:**

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

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

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

4. **TYPE OF SALE:**

The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated April 1, 2020, executed by **COREY ALLAN TUCKER** to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 202004783 of the Official Public Records of Victoria County, Texas.

5. **OBLIGATIONS SECURED:**

Date: April 1, 2020

Recording Information: Instrument Number 202004783 of the Official Public Records of Victoria County, Texas.

Obligor/Current Owner of Record: COREY ALLAN TUCKER

Property Description: *BEING Lot Number Fifty-five (55), in Block Number Seven (7), of INWOOD TERRACE SECTION II, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 2, Page 60 of the Plat Records of Victoria County, Texas, reference to which is heremade for all purposes.*

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

DATED September 22, 2020.

FILED *PO*

2020 SEP 22 P 12:41

Diana C. Corder
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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