

### 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 NINE (9), IN BLOCK NUMBER TWO (2), OF COLLEGE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD FILED IN VOLUME 2, PAGE 5, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/02/2008 and recorded in Document 200808219 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: 05/07/2019

Time: 11:00 AM

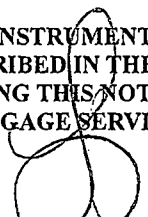
Place: Victoria County Courthouse, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


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 JACOB THOMAS HOUSTON AND KATHERINE CHRISTINE HOUSTON, provides that it secures the payment of the indebtedness in the original principal amount of \$68,918.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 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  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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  
2019 FEB 28 P 2 54  
DG  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

FILED

FILE No. 9641  
County Clerk, Victoria County, Texas

2019 FEB 28 P 3:07

SELECT PORTFOLIO SERVICING, INC. (SPS)  
URBANO JR., DANNY AND STEPHANIE  
1005 EAST TRINITY, VICTORIA, TX 77901

CONVENTIONAL  
Firm File Number: 09-009757

DG  
*Pecia Coley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 9, 2006, DANNY URBANO, JR. AND WIFE, STEPHANIE URBANO, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200616087, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on December 6, 2018 under Cause No. 18-02-82267-C in the 267th Judicial District Court of Victoria COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** 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, I 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:

BEING LOT NUMBER SEVEN (7), IN BLOCK NUMBER ONE HUNDRED TEN (110), OF NORTH HEIGHTS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 59, PAGE 294.01 THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Property Address: 1005 EAST TRINITY  
VICTORIA, TX 77901  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2007-1 ASSET BACKED NOTES  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

*[Signature]*  
SUBSTITUTE TRUSTEE  
Jo Woolsey, ~~Bob Frisch~~ Vicki Hammonds, Arnold  
Mendoza, Sandra Mendoza, Jamie Steen or Jodi Steen  
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.**

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: May 07, 2019

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.

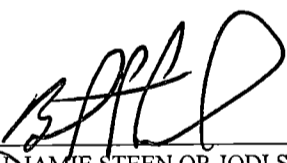
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 30, 2009 and recorded in Document CLERK'S FILE NO. 200901370; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 201313288 & 201811186 real property records of VICTORIA County, Texas, with VECHO F SEMILLA AND ELEANOR SEMILLA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VECHO F SEMILLA AND ELEANOR SEMILLA, securing the payment of the indebtednesses in the original principal amount of \$262,950.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, 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



JO WOOLSEY, BOB FRISCH, JAMIE STEEN OR JODI STEEN  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting  
My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: \_\_\_\_\_

FILED

2019 MAR 11 P 3:30

*Jodi Woolsey* DG  
COUNTY CLERK



NOS0000008168809

**EXHIBIT "A"**

BEING LOT NUMBER SEVEN-R (7-R), IN BLOCK NUMBER ONE (1), OF SILVERADO RESUBDIVISION NO. 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, AT PAGE 161 C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000008168809

FILE No 9649  
County Clerk, Victoria County, Texas

FILED

2019 MAR 12 P 12:43

C&S No 44-18-3059 / FHA / Yes / RECORD NOS  
LoanCare LLC

*DN*  
*David G. Gandy*  
COUNTY CLERK  
VICTORIA COUNTY TEXAS

### 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. Sender is Codrils & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**Date of Security Instrument** March 02, 2012

**Grantor(s)** Philip M Molnoskey an unmarried man

**Original Trustee** Robert Frappier, Trustee

**Original Mortgagee** PHH Mortgage Corporation d/b/a Coldwell Banker Mortgage

**Recording Information** Clerk's File No 201202603, in the Official Public Records of VICTORIA County, Texas

**Current Mortgagee** Lakeview Loan Servicing LLC

**Mortgage Servicer** LoanCare, LLC, whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 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

#### Legal Description

TRACT I  
BEING 2.25 ACRES SITUATED IN AND A PART OF THE C W VICKERY ONE-THIRD LEAGUE ABSTRACT NO 342 VICTORIA COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

TRACT II  
BEING A 2.81 ACRE (30.00 FOOT WIDE) ROADWAY EASEMENT SITUATED IN THE C W VICKERY ONE-THIRD LEAGUE, ABSTRACT 342 VICTORIA COUNTY TEXAS AND BEING OUT OF THAT 387.66 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**Date of Sale** 05/07/2019 Earliest Time Sale Will Begin 11:00 AM

### 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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans, Arnold Mendoza, Jo Woolsey, W D Larew, Frederick Britton, Patricia Sanders, Vicki Hammonds, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Dameljan, Pamela Thomas, Barbara Sandoval, Donna Caballero, John Sisk, Oscar Caballero, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee.**

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



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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.

Place of Sale of Property 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 the 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.

Executed on this the 7th day of March 2019

**For Information**

"Auction.com  
1 Mauchly  
Irvine CA 92618

Nicole M Bartee, Attorney at Law  
Codilis & Stawiariski, P C  
400 N Sam Houston Pkwy E, Suite 900A  
Houston TX 77060  
(281) 925-5200

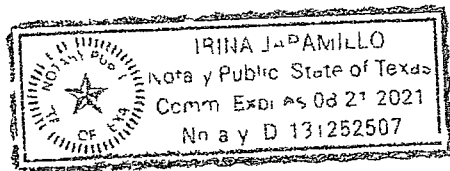
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public on this day personally appeared Nicole M Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge* to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 7th day of March, 2019

Notary Public  
Signature



Posted and filed by \_\_\_\_\_

Printed Name Arnold Mendoza

C&S No 44-18-3059 / FHA / Yes  
LoanCare LLC

EXHIBIT A

Being 2.25 acres situated in and a part of the C W Vickery One – Third League, Abstract No. 342 Victoria County, Texas, and a portion of that certain 10.00 acre tract described in a Warranty Deed dated June 14, 1993 by Kevin T. Goetti to Jeff Woytek recorded in Volume 64, Page 425 of the Official Records of Victoria County, Texas. This 2.25 acres is more fully describe by metes and bounds as follows,

BEGINNING at a iron rod found in the in McAdams Road , the Southwest line of a 2.81 acre tract, 30' road easement, Vol. 64, Pg. 425 OR for the South corner of this 2.25 acres, also being an interior corner of said 10.00 acre tract. Said iron rod bears S 51 degrees 04'44" E a distance of 489.00 feet from a iron rod found for the West corner of said 10.00 acre tract,

THENCE, N 51 degrees 04'44" W ( bearing reference line ) with the Southwest line of said 30 foot road easement a distance of 239.13 feet to a iron rod set for the West corner of this 2.25 acres,

THENCE, N 44 degrees, 06'04" E crossing said 10.00 acre tract a distance of 409.33 feet to a iron rod set for the North corner of this 2.25 acres

THENCE, S 52 degrees, 08'30" E with the common line of this tract and a 73.3 acre tract recorded in Volume 1382, Page 6/6 of the Deed Records of Victoria County, Texas, a distance of 239.57 feet to a iron rod set for the East corner of this 2.25 acres,

THENCE, S 44 degrees, 06'04" W crossing said 10.00 acre tract a distance of 413.78 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 2.25 acres

## Tract II

Being a 2.81 acre (30.00 foot wide) roadway easement situated in the C. W. Vickrey One-Third League, Abstract 142, Victoria County, Texas, and being out of that 387.66 acre tract conveyed to Dennis Oht from Oytis Oht, et al by Deed dated February 17, 1954, and recorded in Volume 163, Page 249 of the Deed Records of Victoria County, Texas, also being the same roadway easement

conveyed to Judy C Hewett from Dennis A. Oht by Warranty Deed dated April 1, 1990, and recorded in Volume 1058 Page 132 of the Deed Records of Victoria County, Texas, said 2.81 acre (30.00 foot wide) road easement being more fully described by notes and bounds as follows

BEGINNING at the south corner of a certain 20.81 acre tract conveyed by Dennis A. Oht to Debra R Elliot, et al in the southeast line of the abovementioned 387.66 acre tract;

THENCE South 44 deg 40' 11" West with the southwest line of said 387.66 acre tract (Note: this line does not follow the existing fence line), at 1,490.00 feet pass a 5/8 inch iron rod set for the east corner of that certain 13.00 acre tract conveyed to Judy C Hewett from Dennis A. Oht by Warranty Deed dated April 1, 1990, and recorded in Volume 1058, Page 132 of the Deed Records of Victoria County Texas, thence continuing for an overall distance of 1,826.64 feet to a 1" iron pipe found for the south corner of said 10.00 acre tract and the south corner herein;

THENCE with the southwest line of said 10.00 acre tract, across said 387.66 acre tract as follows

North 58 deg 49' 33" West a distance of 655.69 feet to a 5/8 inch iron found at angle;

North 51 deg 04' 44" West at 489.00 feet pass a 5/8 inch iron rod found for the west corner of said 10.00 acre tract, thence continuing for an overall distance of 973.55 feet to a 5/8 inch iron rod found at angle;

North 48 deg 02' 42" West a distance of 651.71 feet to a point for corner in the southeast right-of-way line of Farm-to-Market Highway 237

THENCE North 46 deg 26' 21" East with said southeast right-of-way line a distance of 30.09 feet to a point for corner;

THENCE South 48 deg. 02' 42" East a distance of 648.56 feet to a point at angle;

THENCE South 51 deg 04' 44" East a distance of 970.73 feet to a point at angle-

THENCE South 58 deg 49' 33" East a distance of 630.01 feet to a point for corner

THENCE North 44 deg 40' 11" East parallel to and 30.00 feet northwest of the southeast line of the abovementioned 387.66 acre tract a distance of 1,794.31 feet to a point in the southwest line of said 20.81 acre tract for a corner of this 2.81 acre easement

THENCE South 61 deg 27' 10" East with the southwest line of said 20.81 acre tract a distance of 11.23 feet to the POINT OF BEGINNING, CONTAINING within these notes and bounds 2.81 acres of land, more or less