

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION

Date October 14, 2011
Grantor(s) Andres Garcia, Roxann Garcia
Original Mortgagee Mortgage Electronic Registration Systems, Inc , solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Original Principal \$188,692 00
Recording Information Instrument Number 201110688
Property County Victoria
Property BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER ONE (1), OF SCHMIDT ACRES SUBDIVISION, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 1C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES
Property Address 218 Dillon Drive
Victoria, TX 77905

MORTGAGE SERVICING INFORMATION

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

Current Mortgagee Southwest Stage Funding, LLC dba Cascade Financial Services
Mortgage Servicer Cascade Financial Services
Mortgage Servicer 3345 S Val Vista Drive
Address Gilbert, AZ 85297

SALE INFORMATION

Date of Sale September 3, 2019
Time of Sale 11 00 am or within three hours thereafter
Place of Sale The front of the east door of the Courthouse building located at 115 North Bridge Street or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court
Substitute Trustee Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen or Alexander Wolfe, any to act
Substitute 5501 East LBJ Frwy, Ste 925
Trustee Address Dallas, TX 75240

FILED

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to

2019 JUN 20 AM 11 17

PLG File Number 19-006734-2

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aw
Patricia O'Quinn
COUNTY CLERK
VICTORIA COUNTY TEXAS

secure payment of the Note set forth in the above-described Deed of Trust, and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable

WHEREAS the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey Bob Frisch Arnold Mendoza Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust, and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees,

NOW, THEREFORE NOTICE IS HEREBY GIVEN of the foregoing matters and that

- 1 The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable
- 2 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds Janice Stoner or Jodi Steen or Alexander Wolfe any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice The sale will begin within three hours after that time
- 3 This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust
- 4 No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property
- 5 If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid The Purchaser shall have no further recourse against the Mortgagor the Mortgagee the Mortgagee's Attorney or the duly appointed Substitute Trustee

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee FL 32313
(850) 422-2520



FILED

2019 JUN 27 AM 10:59

DG
Diana Crady
COUNTY CLERK
VICTORIA COUNTY, TEXAS

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 19-23063

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/14/2007, MATTHEW G. STOVALL AND WIFE, LATAUNJA D. STOVALL, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL H. PATTERSON, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$119,981.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, which Deed of Trust is Recorded on 5/18/2007 as Volume 200706425, Book , Page , Loan Modification recorded on 6/02/2010 as Instrument No. 201005140 in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 12R IN BLOCK 2, LONE TREE ACRES SUBDIVISION NO. 23, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 32D, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Commonly known as: **1808 MASSOUH ST, VICTORIA, TX 77901**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds or Jodi Steen, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to



represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **9/3/2019 at 11:00 AM**, or no later than three (3) hours after such time, in **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit 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 THIS NOTICE IMMEDIATELY.

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.

WITNESS, my hand this 6/26/2019

By: Substitute Trustee(s)

~~Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds or Judi Steen, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson~~

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

FILE No. 9710

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/12/2003

Grantor(s)/Mortgagor(s):
CATHY LARA, AN UNMARRIED PERSON

Original Beneficiary/Mortgagee:
AMERICAN UNITED MORTGAGE SERVICES OF AMERICA, INC.

Current Beneficiary/Mortgagee:
The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2004-RP1

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200302436

Property County:
VICTORIA

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER ONE (1), OF HOPKINS ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 46, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

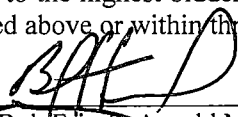
Date of Sale: 9/3/2019

Earliest Time Sale Will Begin: 11:00:00 AM

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 service to the sender of this notice immediately.



Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Amy Ortiz, Vicki Hammonds or Jodi Steen or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED

2019 JUN 27 PM 1:42


D6
COUNTY CLERK
VICTORIA COUNTY, TEXAS

MH File Number: TX-19-71677-POS
Loan Type: FHA

RECORDING REQUESTED BY

FILED

WHEN RECORDED MAIL TO

Arnold Mendoza Alexis Mendoza Susana Sandoval
Sandra Mendoza Elizabeth Anderson
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine CA 92614
(949) 252-8300

2019 JUL -5 A 10:49

DN
Deirdre Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS No TX07000160 19-1

APN R58662

TO No 190877682-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS on February 19 2016 ALFRED MARTINEZ AND SYLVIA RUBIO MARTINEZ HUSBAND AND WIFE as Grantor/Borrower executed and delivered that certain Deed of Trust in favor of RICHARD A RAMIREZ as Trustee MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC as nominee for AMCAP MORTGAGE LTD its successors and assigns as original Beneficiary which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$222 730 00 payable to the order of Lakeview Loan Servicing LLC as current Beneficiary which Deed of Trust recorded on February 24 2016 as Document No 201601961 and that said Deed of Trust was modified by Modification Agreement and recorded August 28 2018 as Instrument Number 201810071 in Victoria County Texas Deed of Trust covers all of the real property described therein including but not limited to all of the following described property rights and interests (the Property) to-wit **SEE EXHIBIT 'A ATTACHED HERETO AND MADE A PART HEREOF**

APN R58662

WHEREAS the Trustee named in the Deed of Trust having been removed the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson** or either of them as Substitute Trustee (each being referred to as the Substitute Trustee) upon the contingency and in the manner authorized by the Deed of Trust, and

WHEREAS defaults have occurred in the covenants of the Deed of Trust monetary or otherwise and the indebtedness secured by and described in the Deed of Trust is now wholly due and **Lakeview Loan Servicing, LLC** the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust



4698480

TS No TX07000160-19-1

APN R58662

TO No 190877682-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday September 3, 2019 at 11 00 AM** no later than three (3) hours after such time being the first Tuesday of such month the Substitute Trustee will sell the Property at public venue to the highest bidder for cash The sale will take place in Victoria County Texas at the area designated by the Commissioner s Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows **At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner s Court**

The Deed of Trust may encumber both real and personal property Formal notice is hereby given of and Lakeview Loan Servicing LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing LLC's rights and remedies under the Deed of Trust and Section 9 604(a) of the Texas Business and Commerce Code

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust Pursuant to Section 51 009 of the Texas Property Code the Property will be sold in "as is where is" condition Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties except as to the warranted

WITNESS, my hand this 5 day of July 2019


By: Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www Xome.com](http://www.Xome.com)
FOR AUTOMATED SALES INFORMATION PLEASE CALL Xome at 800-758-8052**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation However a secured party retains rights under its security instrument, including the right to foreclose its lien

NOTICE OF ACCELERATION
AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Date & Time for Foreclosure August 6, 2019 at 10 00 AM or within three hours thereafter

Substitute Trustee O F Jones III
Substitute Trustee's Address 109 W Santa Rosa, Victoria, TX 77901

Borrower FOYOTEX INC
Borrower's Address FOYOTEX INC at 2918 RR 620N #261, Austin, TX 7873 4

Promissory Note Date May 9, 2016
Modified April 17, 2019
Original Principal Amount \$220,000 00
Borrower FOYOTEX INC
Original Lender Christian Bruns, c/o
Private Mortgage Financing Partners, LLC

Deed of Trust Date May 9, 2016
Granter Foyotex Inc, a Texas corporation
Mortgagee/Beneficiary Lender Christian Bruns, c/o
Private Mortgage Financing Partners, LLC
Trustee Eric Hird
Recording Information Document No 201612491 in the Official
Public Records of Victoria County, Texas

Property See Exhibit A Attached
Also known locally and described as 1403 N Liberty , Victoria, TX 77904

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

A default under the Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust were declared to be immediately due and payable The original Trustee and any previously appointed Substitute Trustees have been removed and O F Jones III has been appointed as Substitute Trustee

The undersigned has been requested to provide these notices on behalf of the Current Lender, Loan Servicer and Substitute Trustee Current Lender has instructed Substitute Trustee

to offer the property for sale toward the satisfaction of the Promissory Note

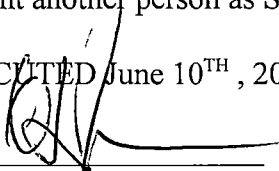
The maturity of the Promissory Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable

Pursuant to the provisions of the Deed of Trust, the Substitute Trustee, on behalf of Current Lender, hereby gives notice that the property will be sold on the Date & Time of Foreclosure, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS Contemporaneous with this notice being posted, Borrower is being duly notified of the Lender's notice of foreclosure being posted, as required by law, and in addition, Hornet Capital LLC, the holder of an inferior note and lien is likewise being notified of this proceeding by regular United States Mail

Notice is further given that the sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied, all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Substitute Trustee or the holder of the Promissory Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Substitute Trustees or the holder of the Promissory Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Deed of Trust or applicable law has occurred or has been Satisfied. No bidder at sale or purchaser of the Property shall be a third party beneficiary of the Promissory Note or Deed of Trust, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Substitute Trustee or the holder of the Promissory Note.

This sale will be conducted subject to the right of rescission contained in section 51.016 or the Texas Property Code. Notice is hereby given that before the sale the Current Lender may appoint another person as Substitute Trustee to conduct the sale.

EXECUTED June 10TH, 2019



O F Jones III, Substitute Trustee
109 W Santa Rosa
Victoria, Texas
1-361-573-6381

FILED

2019 JUL 10 P 1 53



Dora Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT "A"

Tract One:

Being 28,735 40 square Feet out of Lots No Three (3) and Four (4), in Block No Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds

BEING a 28 735 4 square foot tract of land and being a portion of Lots Three (3) and Four (4), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1 Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Eldon Distributing, Inc to Lynn Mutschler according to Instrument #201107654 of the Official Records of said County, said 28,735 4 square foot tract of land being more fully described by metes and bounds as follows

BEGINNING at a 5/8 inch diameter steel rebar found marking the intersection of the south right-of-way line of Guadalupe St (55 6' R O W) and the west right-of-way line of N Liberty St (55 6' LOW), at the northeast corner of the tract herein described,

THENCE, South 04 deg 33' 00" East, along the said west right-of-way line of N Liberty St , a distance of 278 51 feet to a 5/8 Inch diameter steel rebar found marking the intersection of the said west right of-way line of N Liberty St , and the north right-of-way line of San Antonio St (55 6' ROW), at the southeast corner of the tract herein described,

THENCE, South 85 deg 27' 00" West, along the said north right-of-way line of San Antonio St a distance of 90 14 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, is, the east line of the Southern Pacific Railroad,

THENCE, North 09 deg 53' 48" West, along the common line of said railroad a distance of 279 73 feet in a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the said south right-of-way line of Guadalupe St ,

THENCE, North 85 deg 27' 00" East, along the said south right-of-way line of Guadalupe St , a distance of 116 21 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 28,735 4 square foot tract of land, more or less

All set 5/8 inch diameter steel rebar is marked with yellow plastic cap marked "URBAN SURVEYING, INC "

Bearings are based ON bearings of record in Volume 1, Page 29 of the Plat Records of Victoria County, Texas and Instrument# 201107654 of the Official Records of Victoria County, Texas

Tract Two

Being 5867 6 square Feet out of Lots No Two (2) in Block No Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds

BEING a 5867 6 square foot tract of land and being a portion of Lot Two (2), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Elder Distributing, Inc to Lynn Mutschler according to Instrument# 201107654 of the Official Records of said County, said 5867 6 square foot tract of land being more fully described by metes and bounds as follows

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Guadalupe St (55 6' R O W) and the east right-of-way line of N Main St (R O W varies), at the northwest corner of the tract herein described,

THENCE, North 85 deg 27' 00" East (N 85° E, record), along the said Guadalupe St right-of-way line, a distance of 73 84 feet to a 5/8 inch diameter steel rebar set to mark the northeast corner of the tract herein described in the west right-of-way line of Southern Pacific Railroad,

THENCE, South 05 deg 55' 15" East (Southerly, record), along said railroad right-of way line, a distance of 78 46 feet (78', record) to a point inside the interior wall of a building, for the southeast corner of the tract herein described
THENCE, South 85 deg 27' 00" West (S 85° W, record), crossing said Lot 2, a distance of 75 72 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east right-of-way line of said N Main St,
THENCE, North 04 deg 33' 00" West (N 5° W, record), along said right of-way line, a distance of 78 44 feet (78', record) to the POINT OF BEGINNING,
CONTAINING within these metes and bounds a 5867 6 square foot tract of land, more or less

Tract Three

Being 5003 3 square Feet out of Lots No Three (3) in Block No Seventeen (17), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and Plat Records of Victoria County, Texas, and being more fully described by metes and bounds

BEING a 5003 3 square foot tract of land and being a portion of Lot Number Three (3), Block Number Seventeen (17) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29 of the Plat Records of said County, and further being that same tract of land described as 4993 square feet as conveyed by Southern Pacific Transportation Company to Rodney A. Mutschler according to instrument recorded in Volume 96, Page 215 of the Official Records of said County, said 5003 3 square foot tract of land being more fully described by metes and bounds as follows

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right of way line of Nueces St (55 6' R O W) and the west right-of way line of Liberty St (55 6' R O W), for the northeast corner of the tract herein described,

THENCE, South 04 deg 33' 00" East (record), along the said Liberty St right-of-way line a distance of 80 00 feet (record) to a 5/8 inch diameter steel rebar set to mark the southeast corner of the tract herein described,

THENCE, South 85 deg 27' 00" West (record), crossing said Lot 3, a distance of 58 94 feet (58 84', record) to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east line of the Southern Pacific Railroad,

THENCE North 09 deg 41' 54" West (record), along said railroad, a distance of 80 32 feet (record) to a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the aforesaid south right-of-way line of Nueces St,

THENCE, North 85 deg 27' 00" East (record), along said right-of-way line, a distance of 66 15 feet

(66 04', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5003 3 square foot tract of land more or less

Exhibit "A"

2.59 ACRES

THE STATE OF TEXAS)
THE COUNTY OF VICTORIA)

BEING a 2.59 acre tract of land situated in the Manuel Zepeda Survey, Abstract No 128, Victoria County, Texas, and being the east one-half of Lot 9, of Block 2 of Quail Creek Estates according to plat recorded in Volume 5, Page 15 of the Plat Records of Victoria County, Texas, and being the same land as that certain 2.59 acre tract of land as conveyed from Isabel P Rubio and Amelia B Rubio to Alfred Martinez and Sylvia Rubio Martinez according to instrument recorded in Instrument No 201500685 of the Official Public Records of Victoria County, Texas said 2.59 acre tract of land being more fully described by metes and bounds as follows.

BEGINNING at a 1 inch diameter iron pipe found on the north right-of way of E Partridge Road (60 foot right-of-way), marking the southwest corner of Lot 10 Block 2 of said Quail Creek Estates, and marking the southeast corner of said Lot 9 and of the herein described tract,

THENCE, South 89°09'03" West (North 89°56'00" West), a distance of 215.15 feet (214.98 feet) to a 1 inch diameter iron pipe found on the north right-of-way of said E Partridge Road, marking the southeast corner of that certain 2.59 acre tract of land as conveyed to Ruben G Reyes and wife Estrella Reyes according to instrument recorded in Volume 1068, Page 575 of the Deed Records of Victoria County, Texas, and marking the southwest corner of said Martinez tract and of the herein described tract,

THENCE, North 00°51'26" West (North 00°03'41" West) a distance of 524.88 feet (525.01 feet) to a 5/8 inch steel rebar found on the south line of Lot 4 Block 3 of said Quail Creek Estates, marking the northeast corner of said Reyes tract and marking the northwest corner of said Martinez tract and the herein described tract;

THENCE, North 89°04'54" East (South 89°56'08" East), a distance of 215.04 feet (215.03 feet) to a 5/8 inch steel rebar found on the south line of Lot 3 Block 3 of said Quail Creek Estates, marking the northwest corner of said Lot 10, Block 2, and marking the northeast corner of said Lot 9 Block 2 and of the herein described tract,

THENCE, South 00°52'10" East (South 00°04'01" East), a distance of 525.14 feet (525.02 feet) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 2.59 acre tract of land, more or less

All set 5/8 inch diameter steel rebar marked with yellow plastic cap stamped "URBAN SURVEYING, INC." Bearing and distances shown hereon in parenthesis () denote record information.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83) South Central Zone (4204)

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in January 2016 and are true and correct to the best of my knowledge and belief

Terry T. Ruddick
Urban Surveying, Inc
By Terry T. Ruddick 2/11/16
Registered Professional Land Surveyor
Texas No. 4943



S20762 01 -- 2.59 acres

FILED

FILE No. 9719
County Clerk, Victoria County, Texas

2019 JUL 16 A 8:48

TS No.: 2019-01061-TX
19-000374-673

AW
Paula Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 09/03/2019

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

Place: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 39 Tiffany Dr, Victoria, TX 77904

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/05/2007 and recorded 06/08/2007 in Document 200707461, real property records of Victoria County, Texas, with **Christy Crisp, a single woman grantor(s)** and ALETHES, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR AMY ORTIZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Christy Crisp, a single woman**, securing the payment of the indebtedness in the original principal amount of \$76,302.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF TIFFANY PLACE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 329 OF THE PLAT RECORDS OF VICTORIA COUNTY TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

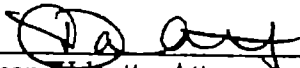
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

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

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

Date: July 10, 2019



Iman Wilcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



JO WOOLSEY, BOB FRISCH, JANICE STONER, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR AMY ORTIZ
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o 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.