

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2017 FEB 13 P 1:24

*Deirdre Cooley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Matter No.: 052168-TX

Date: February 9, 2017

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: JASON P TIJERINA, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PHH Mortgage Corporation

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 6/9/2010, RECORDING INFORMATION: Recorded on 6/15/2010, as Instrument No. 201005643,

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER THREE (3), IN BLOCK NUMBER THIRTEEN (13), OF GREENBRIAR PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/2/2017**, the foreclosure sale will be conducted in **Victoria** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PHH Mortgage Corporation is acting as the Mortgage Servicer for PHH Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

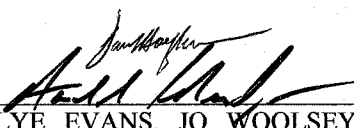
PHH Mortgage Corporation  
One Mortgage Way  
Mt Laurel NJ 08054

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.



Matter No.: 052168-TX

**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.**

By:  Substitute Trustee  
LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI  
HAMMONDS, ARNOLD MENDOZA, PAUL A. HOEFKER,  
ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/19/2006  
**Grantor(s):** RUBY L DEDEAR AND MELTON C DEDEAR, WIFE AND HUSBAND  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$183,300.00  
**Recording Information:** Instrument 200608518  
**Property County:** Victoria  
**Property:** ALL OF LOT NO. TWENTY-NINE (29), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID ADDITION, DULY RECORDED IN VOLUME 476, AT PAGE 554 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.  
**Reported Address:** 607 DUNDEE STREET, VICTORIA, TX 77904

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of May, 2017  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.

**Substitute Trustee(s):** Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Very truly yours,

Buckley Madole, P.C.



FILED

2017 FEB 27 P 1:36

DG  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

CAUSE NUMBER 1-17216

ESTATE OF § IN THE COUNTY COURT AT LAW  
MELTON C. DEDEAR, §  
DECEASED § NUMBER (1) OF  
§ VICTORIA COUNTY, TEXAS  
§

**ORDER APPROVING FORECLOSURE OF PREFERRED LIEN  
PURSUANT TO SECTION 355.155 OF THE TEXAS ESTATES CODE**

On the 5<sup>th</sup> day of January, 2017, the Court heard and considered the Application for Foreclosure of Preferred Lien of Wells Fargo Bank, N.A. ("Applicant") pursuant to Section 355.155 of the Texas Estates Code and finds the following:

1. That citation has been issued and served as required by law;
2. Applicant presented its Claim to the Administrator of the above referenced Estate, which was ALLOWED by Administrator as a preferred debt and lien. This Court approved the Claim as a preferred debt and lien to be paid according to the contract terms and the property has not been sold or distributed;
3. The Personal Representative has not been able to pay the maturities which have accrued on the debt according to the terms of the Note and Deed of Trust; that said loan account is due for the July 2, 2014, payment and all subsequent monthly payments; therefore, there exists a default in payment under the contract that secures payment of the Claim;
4. There are no other debts of the Estate that have a preference over the Note and Deed of Trust of Applicant; citation has been served, and notice has been given to all interested parties pursuant to §355.155 of the Texas Estates Code.
5. The Property, which is the subject of Applicant's Note and Deed of Trust, is described as follows:

ALL OF LOT NO. TWENTY-NINE (29), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID ADDITION, DULY RECORDED IN VOLUME 476, AT PAGE 554 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court that Applicant is hereby authorized to foreclose the Applicant's Deed of Trust lien in accordance with the provisions of its Note

and Deed of Trust and Section 51.002 of the Texas Property Code.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Applicant is not required to demand or give notice of intent to accelerate or notice of acceleration of the indebtedness to the Personal Representative of the Estate. However, the Trustee or Substitute Trustee appointed under the Deed of Trust shall provide the Personal Representative with a copy of the Notice of Trustee's Sale, which includes the date, time, and place of the sale.

SIGNED AND ORDERED ENTERED this 5 day of January, 2017.

  
\_\_\_\_\_  
JUDGE PRESIDING

9:30 FILED am  
O'CLOCK

JAN 05 2017

Heidi Easley  
Clerk County Court, Victoria County, Texas  
By m Deputy

CAUSE NUMBER 1-17375

ESTATE OF § IN THE COUNTY COURT AT LAW  
RUBY DEDEAR, §  
DECEASED § NUMBER ( 1 ) OF  
§ VICTORIA COUNTY, TEXAS  
§

**ORDER APPROVING FORECLOSURE OF PREFERRED LIEN  
PURSUANT TO SECTION 355.155 OF THE TEXAS ESTATES CODE**

On the 5<sup>th</sup> day of January, 2017, the Court heard and considered the Application for Foreclosure of Preferred Lien of Wells Fargo Bank, N.A. ("Applicant") pursuant to Section 355.155 of the Texas Estates Code and finds the following:

1. That citation has been issued and served as required by law;
2. Applicant presented its Claim to the Administrator of the above referenced Estate, which was ALLOWED by Administrator as a preferred debt and lien. This Court approved the Claim as a preferred debt and lien to be paid according to the contract terms and the property has not been sold or distributed;
3. The Personal Representative has not been able to pay the maturities which have accrued on the debt according to the terms of the Note and Deed of Trust; that said loan account is due for the July 2, 2014, payment and all subsequent monthly payments; therefore, there exists a default in payment under the contract that secures payment of the Claim;
4. There are no other debts of the Estate that have a preference over the Note and Deed of Trust of Applicant; citation has been served, and notice has been given to all interested parties pursuant to §355.155 of the Texas Estates Code.
5. The Property, which is the subject of Applicant's Note and Deed of Trust, is described as follows:

ALL OF LOT NO. TWENTY-NINE (29), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID ADDITION, DULY RECORDED IN VOLUME 476, AT PAGE 554 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court that Applicant is hereby authorized to foreclose the Applicant's Deed of Trust lien in accordance with the provisions of its Note

and Deed of Trust and Section 51.002 of the Texas Property Code.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Applicant is not required to demand or give notice of intent to accelerate or notice of acceleration of the indebtedness to the Personal Representative of the Estate. However, the Trustee or Substitute Trustee appointed under the Deed of Trust shall provide the Personal Representative with a copy of the Notice of Trustee's Sale, which includes the date, time, and place of the sale.

SIGNED AND ORDERED ENTERED this 5 day of January, 2017.

  
\_\_\_\_\_  
JUDGE PRESIDING

9:30 FILED am  
O'CLOCK

JAN 05 2017

By  Heidi Easley  
Clerk County Court, Victoria County, Texas  
Deputy

## 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 TWO (2), IN BLOCK NUMBER SEVEN (7), OF MEADOWBROOK SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 322, PAGE 23 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/15/2008 and recorded in Document 200814292 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: 05/02/2017

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 JACQUELINE WILLIAMS AND BRENT WILLIAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$116,255.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking & 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 & 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 LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI HAMMONDS, BOB FRISCH, JAMIE STEEN OR ARNOLD MENDOZA, 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  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

LESLYE EVANS, JO WOOLSEY, W.D. LAREW, VICKI  
HAMMONDS, BOB FRISCH, JAMIE STEEN OR  
ARNOLD MENDOZA  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Jamie Steen Certificate of Posting  
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under  
penalty of perjury that on 3/13/17 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

2017 MAR 13 P 2:53

COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NATIONSTAR MORTGAGE LLC (CXE)  
LONG, ESTATE OF DANNY  
1108 LAWDALE AVENUE, VICTORIA, TX 77901

FHA 495-8485021-703  
Firm File Number: 15-020377

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 30, 2009, DANNY R. LONG, A MARRIED MAN (MELISSA K. DUGAR SIGNED THE DOT), as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, TRUSTEE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PHH MORTGAGE CORPORATION 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 200910849, 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

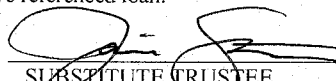
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **May 2, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Victoria** county, 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 FOUR (4), IN BLOCK NUMBER SIX (6), OF CRESTWOOD SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 21 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Property Address: 1108 LAWDALE AVENUE  
VICTORIA, TX 77901  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

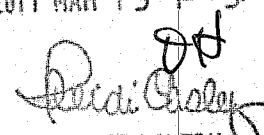
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

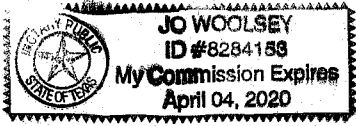
  
SUBSTITUTE TRUSTEE  
~~Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Oscar Caballero, Donna Caballero, Bob Frisch, Sandra Mendoza, Vicki Hammonds, Barbara Sandoval or~~ Jamie Streen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Nueces

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jamie Streen, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 17 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13<sup>th</sup> day of March.

FILED  
2017 MAR 13 P 3:13  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



*Jo Woolsey*  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,  
My commission expires: \_\_\_\_\_  
Type or Print Name of Notary \_\_\_\_\_

**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.**