

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: September 05, 2017

Time: The sale will begin at 11:00AM 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.

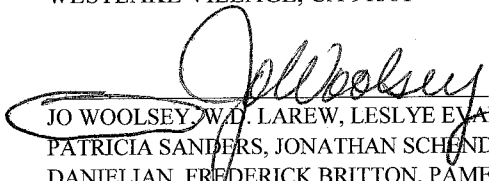
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 26, 2009 and recorded in Document CLERK'S FILE NO. 200910456; AS AFFECTED BY CLERK'S FILE NO. 201600899 real property records of VICTORIA County, Texas, with RONALD BERTRAND AND IRENE VASQUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RONALD BERTRAND AND IRENE VASQUEZ, securing the payment of the indebtednesses in the original principal amount of \$82,722.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361



JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS OR BARBARA SANDOVAL

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

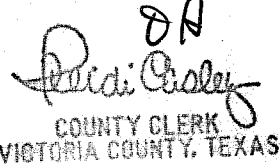
Certificate of Posting

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

2011 JUN 26 P 3:13


COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS00000005625876

EXHIBIT "A"

BEING A 1.72 ACRE TRACT OF LAND SITUATED IN FARM LOT 1 BLOCK 3, RANGE 6 EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA COUNTY, TEXAS, SAID 1.72 ACRE TRACT OF LAND BEING ALL OF THOSE THREE TRACTS OF LAND (1) TRACT 10.062 AC. (2) TRACT II 0.70 AC. AND (3) TRACT III 1.01 ACRE (CALL 1.0 ACRE) CONVEYED TO MANUELA CORONADO FROM MARK BOHAC ET UX BY DEED RECORDED IN INSTRUMENT NO. 200305540 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 1.72 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF LONE TREE ROAD (55.6 FEET IN WIDTH), SAID IRON ROD BEARS N 85 DEGREES 03' E, A DISTANCE OF 295.00 FEET FROM THE SOUTHWEST CORNER OF SAID FARM LOT 1, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE SAID CORONADO TRACT III, SAID IRON ROD AND PLACE OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THE DESCRIBED TRACT,

THENCE, N 03 DEGREES 59' W, (BASE BEARING SHOWN FOR TRACT III) A DISTANCE OF 512.50 FEET ALONG THE WEST LINE OF THE SAID CORONADO TRACT III TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE SAID TRACT III, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N 85 DEGREES 03' E, A DISTANCE OF 171.66 FEET ALONG THE NORTH LINE OF THE CORONADO TRACT III AND TRACT II TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE SAID CORONADO TRACT II, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 03 DEGREES 59' E, A DISTANCE OF 359.30 FEET ALONG THE EAST LINE OF THE CORONADO TRACTS II & I TO AN EXISTING IRON ROD BEING THE SOUTHEAST CORNER OF THE SAID TRACT I, SAID IRON ROD ALSO BEING THE UPPER SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 85 DEGREES 03' W, A DISTANCE OF 85.00 FEET ALONG THE SOUTH LINE OF THE SAID CORONADO TRACT I, SAME BEING THE NORTH LINE OF THE ROBERT KUCERA TRACT OF LAND BY DEED RECORDED IN VOLUME 723 PAGE 270 DEED RECORDS TO A 5/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE SAID TRACT I, SAME BEING THE NORTHWEST CORNER OF THE SAID KUCERA TRACT OF LAND, SAID IRON ROD ALSO BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 03 DEGREES 59' E, A DISTANCE OF 153.20 FEET ALONG THE EAST LINE OF THE SAID CORONADO TRACT III, SAME BEING THE WEST LINE OF THE SAID KUCERA TRACT OF LAND TO AN EXISTING IRON ROD IN THE SAID NORTH RIGHT-OF-WAY LINE OF LONE TREE ROAD, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE SAID CORONADO TRACT III, SAME BEING THE SOUTHWEST CORNER OF THE SAID KUCERA TRACT OF LAND, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 85 DEGREES 03' W, A DISTANCE OF 86.66 FEET ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF LONE TREE ROAD, SAME BEING THE SOUTH LINE OF SAID CORONADO TRACT III TO THE PLACE OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 1.72 ACRES OF LAND (THE TOPS OF ALL 5/8 INCH IRON RODS SET WERE CAPPED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED, "BALUSEK-FRANKSON & ASSOC, INC., VICTORIA, TEXAS")

SAVE AND EXCEPT:

FIELD NOTE DESCRIPTION FOR A 0.0095 ACRE TRACT OF LAND OUT OF AND A PART OF A 1.72 ACRE TRACT LOCATED IN FARM LOT 1, BLOCK 3, RANGE 6, EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, SAID 1.72 ACRE TRACT BEING THE SAME LAND CONVEYED TO RONALD BERTRAND, RECORDED IN INSTRUMENT NO 200509870 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.0095 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE NORTHWEST CORNER OF THIS 0.0095 ACRE TRACT, SAID CORNER BEING ON THE SOUTHWESTERN BOUNDARY LINE OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE MORGAN GILLETT 1.00 ACRE TRACT (INSTRUMENT NO. 200107280 OF THE OFFICIAL RECORDS);

THENCE, N 84 DEGREES 58' 01" E, ALONG THE NORTHWESTERN LINE OF THIS 0.0095 ACRE TRACT, A DISTANCE OF 86.53 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE NORTHEAST CORNER OF THIS 0.0095 ACRE TRACT, SAID CORNER BEARING ON THE NORTHEASTERN BOUNDARY LINE OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE SOUTHWESTERN BOUNDARY LINE OF THE ROBERT L. KUCERA 0.25 ACRE TRACT (VOLUME 723, PAGE 270 OF THE DEED RECORDS);

THENCE, S 3 DEGREES 52' 59"E, ALONG THE NORTHEASTERN LINE OF THIS 0.0095 ACRE TRACT AND THE SAID NORTHEASTERN BOUNDARY LINE OF THE BERTRAND 1.72 ACRE TRACT AND THE SAID SOUTHWESTERN BOUNDARY LINE OF THE BERTRAND 1.72 ACRE TRACT AND THE SAID SOUTHWESTERN BOUNDARY LINE OF THE KUCERA 0.25 ACRE TRACT, A DISTANCE OF 4.91 FEET TO A 5/8" STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS 0.0095 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID KUCERA 0.25 ACRE TRACT, SAID CORNER BEING IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF LONE TREE ROAD;

THENCE, S 85 DEGREES 07' 37" W, ALONG THE SOUTHEASTERN LINE OF THIS 0.0095 ACRE TRACT AND THE



NOS0000005625876

SOUTHEASTERN BOUNDARY LINE OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE SAID NORTHWESTERN RIGHT-OF-WAY LINE OF LONE TREE ROAD, A DISTANCE OF 86.52 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAG ATTACHED FOR THE SOUTHWEST CORNER OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS 0.0095 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID GILLETT 1.00 ACRE TRACT;

THENCE, N 3 DEGREES 53'27" W ALONG THE SOUTHWESTERN LINE OF THIS 0.0095 ACRE TRACT AND THE SOUTHWESTERN BOUNDARY LINE OF THE SAID BERTRAND 1.72 ACRE TRACT AND THE NORTHEASTERN BOUNDARY LINE OF THE SAID GILLETT 1.00 ACRE TRACT, A DISTANCE OF 4.67 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.0095 ACRES (415 SQUARE FEET) OF LAND, MORE OR LESS.



NOS0000005625876

2106 E WALNUT AVE.
VICTORIA, TX 77901

FILE No. 9252
County Clerk, Victoria County, Texas

00000006864011

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: September 05, 2017

Time: The sale will begin at 11:00AM 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 June 27, 2014 and recorded in Document CLERK'S FILE NO. 201407338 real property records of VICTORIA County, Texas, with LARRY J. DARBONNE AND SARAH R. DARBONNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY J. DARBONNE AND SARAH R. DARBONNE, securing the payment of the indebtednesses in the original principal amount of \$117,716.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:


c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715


JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, BARBARA SANDOVAL OR JOHN SISK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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
2017 JUN 26 P 3:14

COUNTY CLERK
VICTORIA COUNTY, TEXAS



NOS0000006864011

EXHIBIT "A"

BEING LOT NUMBER TEN (10), IN BLOCK NUMBER ONE (1), OF AIRLINE TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 1, PAGE 1, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.



NOS0000006864011

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: September 05, 2017

Time: The sale will begin at 11:00AM 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.

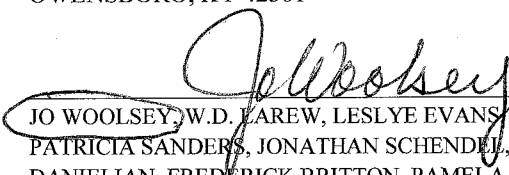
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 16, 2014 and recorded in Document CLERK'S FILE NO. 201407898 real property records of VICTORIA County, Texas, with YVETTE L MASTERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by YVETTE L MASTERS, securing the payment of the indebtednesses in the original principal amount of \$171,830.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301


JO WOOLSEY, W.D. AREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO,
PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, DAN HART, AARTI PATEL, MARYNA
DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS OR BARBARA SANDOVAL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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

2017 JUN 26 P 3:16



COUNTY CLERK
VICTORIA COUNTY, TEXAS



EXHIBIT "A"

BEING LOT NUMBER SEVEN (7), IN BLOCK NUMBER NINETEEN (19), OF CASTLE HILL WEST UNIT II, AN ADDITION TO THE CITY OF VICTORIA, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 5. PAGE 11 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.



NOS0000006870570

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 ONE (1), OF AVANT-GARDE, AN SUBDIVISION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 37, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/10/2008 and recorded in Document 200814176 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: 09/05/2017

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 STEPHANI RAMOS, provides that it secures the payment of the indebtedness in the original principal amount of \$98,465.00, 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, VICKI HAMMONDS OR JAMIE STEEN, 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
✓ 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

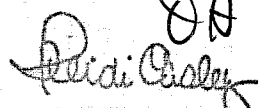

JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR
JAMIE STEEN
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. 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

2017 JUN 26 P 3: 21


VICKI CROSBY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Our File Number: 17-03427

Name: DANIEL HARVELL, JR., AND MICHELLE HARVELL

FILE No. 9255
County Clerk, Victoria County, Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 23, 2014, DANIEL HARVELL, JR., AND MICHELLE HARVELL, executed a Deed of Trust/Security Instrument conveying to GENEVA B. TURNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201408630, in the DEED OF TRUST OR REAL PROPERTY records of VICTORIA COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 5, 2017**, 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 at the County Courthouse in **VICTORIA COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

BEING A 0.513 ACRE TRACT OF LAND IN FARM LOT NUMBER FOUR (4), BLOCK "A", EAST OF TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CALEB DELGADO AND HORTENSE DELGADO (031-356) AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 1304 E JUAN LINN ST
VICTORIA, TX 77901

Mortgage Servicer: PENNYMAC LOAN SERVICES, LLC
Noteholder: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361

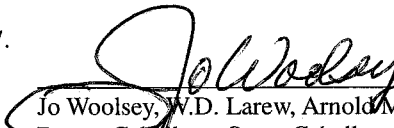
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 26th day of June, 2017.

FILED
2017 JUN 26 P 3:22
D.H.
Pauci Chesley
COUNTY CLERK
VICTORIA COUNTY, TEXAS


Jo Woolsey, W.D. Larew, Arnold Mendoza,
Donna Caballero, Oscar Caballero, Bob Frisch,
Patricia Sanders, Frederick Britton, Doug
Woodard, Jamie Steen, Aarti Patel, Jonathan
Schendel, Jodi Steen, Pamela Thomas, Leslye
Evans, Maryna Danielian, Dan Hart, Barbara
Sandoval, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT A

STATE OF TEXAS]

COUNTY OF VICTORIA]

FIELDNOTE DESCRIPTION of a 0.513 acre tract of land being in Farm Lot Number Four (4), Block "A", East of Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas and being all of that certain tract of land conveyed to Caleb Delgado and Hortense Delgado (031-356) and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8" steel rod found for the southeasterly corner of this tract, same being the southwesterly corner of the Robert J. Blevins tract (200201579) and being in the northerly right-of-way line of E. Juan Linn Street (55.6' R.O.W.);

THENCE, along said north right-of-way line, N69°12'26"W, 100.80 feet to a 5/8" steel rod found for the southwest corner of this tract, same being the southeast corner of the Joe Ruiz tract (200513634);

THENCE, N19°31'16"E, at 137.43 feet pass a point from which a 5/8" steel rod found bears 0.25 foot right, and continuing for an overall distance of 197.92 feet to a 5/8" steel rod found for the northwest corner, same being the southwest corner of Centennial Subdivision (7-28 P.R.);

THENCE, along the common line of this and said Centennial Subdivision, S69°44'44"E, 169.54 feet to a concrete monument found with a steel rod in the westerly right-of-way line of Hummel Street (55.6' R.O.W.);

THENCE, along said westerly right-of-way line, S18°58'31"W, 35.00 feet to a 5/8" steel rod found for the northeast corner of said Blevins tract;

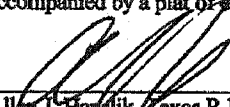
THENCE, along the common line of this and said Blevins tracts, N69°47'25"W, 69.82 feet to a 5/8" steel rod found for common corner;

THENCE, continuing along said common line, S19°16'W, 163.83 feet (BASE BEARING) to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.513 acres of land.

The foregoing metes and bounds description is prepared from an on-the-ground survey on 25 April 2006 with the aid of GF NO. 34447 and is accompanied by a plat of even survey date.

JoeHernandez.doc




Allen J. Hanslik, Texas R.P.L.S. NO. 4012

FILED

2017 JUN 29 A 10:21

DG
P. D. Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 058052-TX

Date: June 23, 2017

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: TED EARL HUTCHINGS, JOINED BY HIS SPOUSE, CINDY HUTCHINGS AND BARBARA HUTCHINGS DAVIS, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC

MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 8/6/2016, RECORDING INFORMATION: Recorded on 8/26/2016, as Instrument No. 201609636,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER ELEVEN (11), BLOCK D, OAK VILLAGE, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION RECORDED IN VOLUME 3, PAGE 69, PLAT RECORDS, VICTORIA COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/5/2017, 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.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL & INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VILLAGE CAPITAL & INVESTMENT, LLC
2863 St. Rose PKWY
Henderson NV, 89052

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.: 058052-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: _____ Substitue 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