

1804 MISSION DRIVE
VICTORIA, TX 77901

00000008909301

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: April 05, 2022

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 27, 2001 and recorded in Document CLERK'S FILE NO. 200115119 real property records of VICTORIA County, Texas, with CRYSTAL GARCIA AND CONRAD GARCIA, grantor(s) and MILDOR CORP DBA COMMUNITY 1ST MORTGAGE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CRYSTAL GARCIA AND CONRAD GARCIA, securing the payment of the indebtednesses in the original principal amount of \$80,364.00, 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, RAMON PEREZ, JOHN SISK, AMY ORTIZ, OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

EXHIBIT "A"

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER SEVEN (7), OF BELAIRE SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 7 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

2 FILED 00 pm
O'CLOCK
JAN 13 2022

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

FILE No. 10028
County Clerk, Victoria County, Texas

Our Case No. 22-00173-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF VICTORIA

Deed of Trust Date:
July 24, 2020

Property address:
220 GUINEVERE ST
VICTORIA, TX 77904

1:55 FILED 9 O'CLOCK P.m.

JAN 20 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By M.A. Deputy

Grantor(s)/Mortgagor(s):
RONALD DOUGLAS GLOVER JR, A SINGLE PERSON

LEGAL DESCRIPTION: BEING Lot Number Twenty-Four (24), in Block Number Six (6), of CASTLE HILL WEST, SECTION I, an addition to Me City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 4, Page 63 of the Plat Records of Victoria County, Texas, to Which reference is here made for descriptive purposes.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR
WALLICK AND VOLK, INC. ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: APRIL 5, 2022

Property County: VICTORIA

Original Trustee: CARLIE C GAUSE

Recorded on: July 27, 2020
As Clerk's File No.: 202007821
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza,
Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Alexis Mendoza, Susan Sandoval,
Leslye Evans, W D Larew, Sarah Mays, Marinosci Law
Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, APRIL 5, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 as 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.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

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, 1-19-22

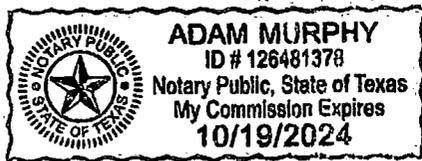
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 19 day of JAN 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 10-19-24
ADAM MURPHY
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 22-00173

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 31, 2019	Original Mortgagor/Grantor: SCOTT DRAKE and DEBRA DRAKE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 201908744	Property County: VICTORIA
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppel, TX 75019

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

Secures: Note in the original principal amount of \$220,825.00, executed by SCOTT DRAKE and payable to the order of Lender.

Property Address/Mailing Address: 216 LANSDOWN ST, VICTORIA, TX 77904

Legal Description of Property to be Sold: . THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF VICTORIA, COUNTY OF VICTORIA, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS: BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER FIVE (5), IN BELLTOWER UNIT II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 37-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

APN: 39532

Date of Sale: April 05, 2022	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: "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 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN*



SERVICING, LLC, the owner and holder of the Note, has requested Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

11:02 FILED A.M.
O'CLOCK

JAN 27 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By *M.D.* Deputy



SUBSTITUTE TRUSTEE

Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILE No. 10032
County Clerk, Victoria County, Texas

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 and 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 Address: P.O. Box 15035
Suite 150
Chandler, AZ 85244

SALE INFORMATION:

Date of Sale: April 5, 2022
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, Jodi Steen, or Janice Stoner, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

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 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, Jodi Steen, or Janice Stoner, 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, Jodi Steen, or Janice Stoner, 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 33213
(850) 422-2520

14:02 FILED A.M.
O'CLOCK

JAN 27 2021

Heldi Easley
Clerk County Court, Victoria County, Texas
By M. D. Deputy

2105 TIBILETTI DRIVE
VICTORIA, TX 77901

0000008776510

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: April 05, 2022

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 12, 1999 and recorded in Document CLERK'S FILE NO. 199908074; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 201100357 AND CLERK'S FILE NO. 201100393 real property records of VICTORIA County, Texas, with BILLY R. OELTJEN AND MARIAN J. OELTJEN, grantor(s) and AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BILLY R. OELTJEN AND MARIAN J. OELTJEN, securing the payment of the indebtednesses in the original principal amount of \$51,510.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST H 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806

11 FILED O'CLOCK 06 AM

FEB 17 2022

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



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

0000008776510

VICTORIA

EXHIBIT "A"

BEING A 0.411 ACRE TRACT OF LAND SITUATED IN BLOCK 3, RANGE 8, EAST ABOVE TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS AND BEING A PORTION OF LOT 6, BLOCK 3 OF LONE TREE ACRES SUBDIVISION (UNRECORDED) AND FURTHER BEING THAT SAME TRACT OF LAND CONVEYED BY IRMA LUNA TO JOSE FRANCISCO HERNANDEZ, ET UX BY INSTRUMENT DATED JUNE 12, 1974, AND RECORDED IN VOLUME 846, PAGE 493 OF THE DEED RECORDS OF SAID COUNTY, SAID 0.411 ACRE BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE NORTHEAST CORNER OF LOT 6R, BLOCK 3, LONE TREE ACRES SUBDIVISION NO. 6, RESUBDIVISION NO. 1, ACCORDING TO PLAT RECORDED IN VOLUME 7, PAGE 94C, OF THE PLAT RECORDS OF SAID COUNTY IN THE SOUTHWEST RIGHT-OF-WAY LINE OF TIBILETTI DRIVE (55.6' R.O.W.);

THENCE, SOUTH 85 DEG. 00' 00" WEST (BASIS OF BEARING) ALONG THE NORTH LINE OF SAID LOT 6R, A DISTANCE OF 188.41 FEET TO A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 6R IN THE EAST LINE OF LOT 5A, BLOCK 3, LONE TREE ACRES, RESUBDIVISION NO. 13 ACCORDING TO PLAT RECORDED IN VOLUME 7, PAGE 79D OF THE PLAT RECORDS OF SAID COUNTY;

THENCE, NORTH 04 DEG. 26' 00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 137.75 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 5A IN THE SOUTH RIGHT-OF-WAY LINE OF MORRIS AVENUE (55.6' R.O.W.);

THENCE, NORTH 85 DEG. 00' 00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 71.30 FEET TO A 5/8 INCH DIAMETER IRON ROD FOUND MARKING THE POINT AT WHICH THE SOUTH RIGHT-OF-WAY LINE OF SAID MORRIS AVENUE INTERSECTS THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID TIBILETTI DRIVE;

THENCE, SOUTH 45 DEG. 02' 13" EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 179.91 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.411 ACRE OF LAND, MORE OR LESS.

1201 LA VALLIERE DRIVE
VICTORIA, TX 77901

0000009407610

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: April 05, 2022

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 30, 2004 and recorded in Document CLERK'S FILE NO. 200412107; AS AFFECTED BY REINSTATEMENT AGREEMENT CLERK'S FILE NO. 200704553 real property records of VICTORIA County, Texas, with SANDRA FLORES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SANDRA FLORES, securing the payment of the indebtednesses in the original principal amount of \$54,000.00, 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, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-10 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

11 FILED O'CLOCK 07AM

FEB 17 2022

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



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

1201 LA VALLIERE DRIVE
VICTORIA, TX 77901

00000009407610

00000009407610

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER TWO (2), IN BLOCK NUMBER ONE (1), OF MEIGS 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 287, AT PAGE 257 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

SECOND AMENDED NOTICE OF TRUSTEE FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale, approved by the Judicial District Court of Victoria County, Texas in Cause #21-03-86972-D.

1. **Property to be Sold.** The property to be sold is described as follows:

Being Lot Number One (1), in Block Number One (1), of Dixon Manor No. 1, a subdivision in Victoria County, Texas, according to the established map and plat of record in Volume 7, Page 13A, of the Plat Records of Victoria County, Texas.

LESS AND ACCEPT: 1.00 acre tract of land situated in part of lot 1, Block 1, Dixon Manor No. 1, as fully described in Exhibit "A".

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time and place:

Date: April 5, 2022

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: Victoria County Courthouse in Victoria, Texas, at the following location: **At the Front of the East side door entrance of VICTORIA COUNTY COURTHOUSE located at 115 N. Bridge St., Victoria, Texas**, said location having been designated by the county commissioners of Victoria County, Texas ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale.)

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

10:10 FILED A.M.
O'CLOCK

FEB 18 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By M.D. Deputy

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

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

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

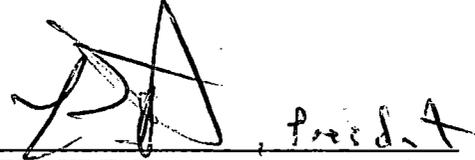
4. **Type of Sale.** The sale is a home equity deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by deed of trust executed by **Genaro Garcia and Alma Garcia**, and pursuant to a court order approving foreclosure. The deed of trust is dated June 3, 2016, and recorded as Instrument #201606650, Official Records of Victoria County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described in a promissory note dated June 3, 2016, in the original principal amount of \$90,000.00, executed by **Genaro Garcia and Alma Garcia** and payable to the order of **Community Bank of Victoria, Victoria, Texas, a branch of First State Bank, Yoakum, Texas.** **Crossroads Bank** is the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: February 14, 2022



LAYNE BRANDT, Trustee
CROSSROADS BANK,
FORMERLY KNOWN AS COMMUNITY
BANK OF VICTORIA, TEXAS, A BRANCH
OF FIRST STATE BANK, YOAKUM, TEXAS
P. O. Box 778
Yoakum, Texas 77995
(361) 293-3572 Telephone
(361) 293-9133 Facsimile



KENNETH E. KVINTA
KENNETH E. KVINTA, P.C.
403 W. Grand
P. O. Box 775
Yoakum, Texas 77995
(361) 293-2352 Telephone
(361) 293-3832 Facsimile

EXHIBIT A

LEGAL DESCRIPTION 1.00 ACRE

STATE OF TEXAS)
COUNTY OF VICTORIA)

BEING a 1.00 acre tract of land situated in part of Lot 1, Block 1, Dixon Manor No. 1, according to the established map recorded in Volume 7, Page 13-A of the Plat Records of Victoria County, Texas, and being all of a tract of land, described in a Warranty Deed with Vendor's Lien dated March 31, 1993, from Donald L. Dixon and wife, Rebecca H. Dixon to Genaro Garcia and wife, Alma Garcia, recorded in Volume 53, Page 72 of the Official Records of Victoria County, Texas, said 1.00 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the northeast right-of-way line of Northside Road, and in the southeast line of a called 1.00 acre tract of land described to Roy Donnell and wife, Velma Donnell, recorded in Volume 1455, Page 877 of the Deed Records of said County, and at the west corner of said Lot 1 and the herein described tract;

THENCE, departing the northeast right-of-way line of said Northside Road, and with the southeast line of said called 1.00 acre tract, *North 45°00'00" East, (Basis of Bearings)* for a distance of *178.71 feet* to an existing 1/2 inch steel rod at the east corner of said called 1.00 acre tract, and at the interior corner of said Lot 1, and the herein described tract;

THENCE, with the northeast line of said called 1.00 acre tract, *North 44°44'00" West*, for a distance of *23.02 feet* to an existing 1/2 inch steel rod at an angle point in the southwest line of Lot 2 of the aforementioned Block 1, and at an exterior angle point in the northwest line of said Lot 1 and the herein described tract;

THENCE, with a common line of said Lot 1 and said Lot 2, *North 45°00'00" East*, for a distance of *81.24 feet* a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" at the interior corner of said Lot 2, and at the north corner of said Lot 1 and the herein described tract;

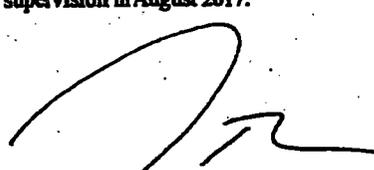
THENCE, with a common line of said Lot 1 and said Lot 2, *South 44°44'00" East*, for a distance of *183.40 feet* to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" at the east corner of the herein described tract;

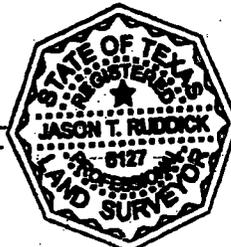
THENCE, crossing said Lot 1, *South 45°00'00" West*, for a distance of *259.95 feet* to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the northeast right-of-way line of the aforementioned Northside Road, and at the south corner of the herein described tract;

THENCE, with the northeast right-of-way line of said Northside Road, *North 44°44'00" West*, for a distance of *160.38 feet* to THE POINT OF BEGINNING CONTAINING, within these metes and bounds 1.00 acre more or less.

Bearings are based on bearings of record in Volume 7, Page 13-A of the Plat Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in August 2017.


Republic Engineering and Land Surveying
By: Jason T. Ruddick
Registered Professional Land Surveyor
Texas No. 6127
R17232



8/10/17

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: 08/16/2002
Grantor(s): FRANK A MARTINEZ AND DANIELLE L MARTINEZ, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal: \$31,875.00
Recording Information: Instrument 200211006
Property County: Victoria
Property: (See Attached Exhibit "A")
Reported Address: 204 MAHON STREET, TELFERNER, TX 77988

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, National Association, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as successor to Bank One, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2002-HE3, Asset Backed Pass-Through Certificates

Mortgage Servicer: Specialized Loan Servicing LLC

Current Beneficiary: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, National Association, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as successor to Bank One, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2002-HE3, Asset Backed Pass-Through Certificates

Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of April, 2022

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(s) is/are no longer the area(s) designated by the Victoria County Commissioner's Court, at the area most recently designated by the Victoria County Commissioner's Court.

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, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, 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, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, 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

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.

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act.

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

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

9 FILED 9:00 CLOK 5:45 AM
FEB 24 2022
Heidi Easley
Clerk County Court, Victoria County, Texas
Deputy
By 

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded 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.

By: _____

Exhibit "A"

BEING 0.34 OF AN ACRE, THE SOUTH ONE-HALF OF LOT 4 AND ALL OF LOTS 5, 6 AND 7, BLOCK 4, OF THE ORIGINAL TOWNSITE OF TELFERNER, VICTORIA COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED IN VOLUME 60, PAGE 490 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.34 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF BLOCK 9, ORIGINAL TOWNSITE OF TELFERNER;

THENCE, N 31 DEGREES 00'00" W (BEARING REFERENCE LINE) A DISTANCE OF 119.44 FEET TO A 5/8 INCH IRON ROD SET FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED 0.34 OF AN ACRE, ALSO BEING THE COMMON CORNER OF LOT 7 AND 8, BLOCK 4;

THENCE 31 DEGREES 00'00" W WITH THE NORTHEAST LINE OF MAHON STREET A DISTANCE OF 106.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 0.34 OF AN ACRE;

THENCE, N 59 DEGREES 00'00" E CROSSING SAID LOT 4 A DISTANCE OF 138.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 0.34 OF AN ACRE;

THENCE, S 31 DEGREES 00'00" E WITH THE COMMON LINE OF LOTS 4, 5, 6, 7, 12, 13, 14 AND 15 A DISTANCE OF 106.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF THIS 0.34 OF AN ACRE;

THENCE, S 59 DEGREES 00'00" W WITH THE COMMON LINE OF LOT 7 AND 8 A DISTANCE OF 138.89 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.34 OF AN ACRE.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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: 08/16/2002
Grantor(s): FRANK A MARTINEZ AND DANIELLE L MARTINEZ, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal: \$31,875.00
Recording Information: Instrument 200211006
Property County: Victoria
Property: (See Attached Exhibit "A")
Reported Address: 204 MAHON STREET, TELFERNER, TX 77988

MORTGAGE SERVICING INFORMATION:

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Current Mortgagee: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, National Association, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as successor to Bank One, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2002-HE3, Asset Backed Pass-Through Certificates

Mortgage Servicer: Specialized Loan Servicing LLC

Current Beneficiary: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, National Association, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as successor to Bank One, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2002-HE3, Asset Backed Pass-Through Certificates

Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of April, 2022

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(s) is/are no longer the area(s) designated by the Victoria County Commissioner's Court, at the area most recently designated by the Victoria County Commissioner's Court.

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, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, 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, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, 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.

FILED

2022 FEB 25 A 8:43

aw
Dorci Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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.

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act.

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

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded 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.

By: _____

Exhibit "A"

BEING 0.34 OF AN ACRE, THE SOUTH ONE-HALF OF LOT 4 AND ALL OF LOTS 5, 6 AND 7, BLOCK 4, OF THE ORIGINAL TOWNSITE OF TELFERNER, VICTORIA COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED IN VOLUME 60, PAGE 490 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.34 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF BLOCK 9, ORIGINAL TOWNSITE OF TELFERNER;

THENCE, N 31 DEGREES 00'00" W (BEARING REFERENCE LINE) A DISTANCE OF 119.44 FEET TO A 5/8 INCH IRON ROD SET FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED 0.34 OF AN ACRE, ALSO BEING THE COMMON CORNER OF LOT 7 AND 8, BLOCK 4;

THENCE 31 DEGREES 00'00" W WITH THE NORTHEAST LINE OF MAHON STREET A DISTANCE OF 106.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 0.34 OF AN ACRE;

THENCE, N 59 DEGREES 00'00 E CROSSING SAID LOT 4 A DISTANCE OF 138.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 0.34 OF AN ACRE;

THENCE, S 31 DEGREES 00'00" E WITH THE COMMON LINE OF LOTS 4, 5, 6, 7, 12, 13, 14 AND 15 A DISTANCE OF 106.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF THIS 0.34 OF AN ACRE;

THENCE, S 59 DEGREES 00'00" W WITH THE COMMON LINE OF LOT 7 AND 8 A DISTANCE OF 138.89 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.34 OF AN ACRE.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

FILE No. 10042
County Clerk, Victoria County, Texas

12:00 FILED P.M.
O'CLOCK

MAR 01 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By M.A. Deputy

Notice of Substitute Trustee Sale

T.S. #: 22-5722

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **4/5/2022**

Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **2:00 PM**

Place: **Victoria County Courthouse in VICTORIA, Texas, at the following location: 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**

Property To Be Sold - The property to be sold is described as follows:

Being Lot Number Six (6), in Block Number Five (5), of Terra Vista Subdivision Phase II, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 9, Page 37C&D of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 7/28/2015 and is recorded in the office of the County Clerk of Victoria County, Texas, under County Clerk's File No 201508514 recorded on 8/3/2015 of the Real Property Records of Victoria County, Texas.

111 SANDSTONE CT
VICTORIA, TX 77904

Trustor(s):	NAVIN THAKUR	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for Wallick and Volk, Inc., its successors and assigns
Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
Current Substituted Trustees:	Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, WD Larew, Elizabeth Anderson, Rick Snoke, Sarah Mays, Prestige Default Services, LLC		

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.

T.S. #: 22-5722

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by NAVIN S THAKUR AND ARUNA THAKUR, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$284,000.00, executed by NAVIN S THAKUR AND ARUNA THAKUR, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Wallick and Volk, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of NAVIN S THAKUR AND ARUNA THAKUR, HUSBAND AND WIFE to NAVIN THAKUR. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

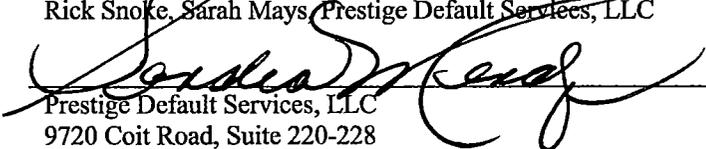
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

T.S. #: 22-5722

Dated: 3.1.22

Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, WD Larew, Elizabeth Anderson, Rick Snoke, Sarah Mays, Prestige Default Services, LLC


Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Website: AUCTION.COM

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

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

FILED *RO*

2022 MAR -2 P 2:08

Deirdre Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

DATE: March 1, 2022

NOTE: Real Estate Lien Note described as follows:

Date: November 8, 2000
Maker: Maria Velasquez a/k/a Maria Velazquez
Payee: John L. Kasper and Norma J. Kasper
Original
Principal Amount: \$25,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: November 8, 2000
Grantor: Maria Velasquez a/k/a Maria Velazquez
Trustee: Jay G. Beitel
Beneficiary: John L. Kasper and Norma J. Kasper
Recorded: Instrument # 200015213, Real Property Records of
Victoria County, Texas

LENDER: John L. Kasper and Norma J. Kasper

BORROWER: Maria Velasquez a/k/a Maria Velazquez

PROPERTY: The real property described as follows:

Being a 1.97 acre portion of the E.P. Pulliam Survey, Abstract 401, Victoria County, Texas, and being a tract out of the Southeasterly side of Subdivision No. 2 of the John Mosek Farm. Subdivision No. 2 was acquired by Billy Joe Davis, et ux, from Louis E. Schults, et ux, by deed dated June 1, 1970, and recorded in Volume 731, Page 540 of the Deed Records of Victoria County, Texas, and this 1.97 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8-inch steel stake in the Southeasterly line of Subdivision No. 2, also the Northwesterly line of Subdivision No. 3 for the East corner of this 1.97 acre tract. Said stake being S 55 deg., 51' W of a distance of 2122.85 feet from the East corner of Subdivision No. 2;

THENCE S 55 deg. 51' W a distance of 160.20 feet with the common line of Subdivision No. 2 and No. 3 to a 5/8-inch steel stake for the South corner of this 1.97 acre tract;

THENCE W 34 deg. 10' W a distance of 536.51 feet to a 5/8 inch steel stake in the Southwesterly line of Davis Lane (right-of-way width= 60 feet) for the west corner of this 1.97 acre tract;

THENCE N 55 deg. 90' E a distance of 160.20 feet with the Southeasterly line of Davis Lane to a 5/8 inch steel stake for the North corner of this 1.97 acre tract;

THENCE S 34 Deg. 10' E a distance of 536.50 feet to the Place of Beginning, CONTAINING 1.97 acre of land, and being the same property described in Deed dated April 20, 1076, from Billy Joe Davis, et. ux, to James E. Angerstein, recorded in Volume 696, Page 585, Deed Records of Victoria County, Texas, and also the same property described in Deed dated August 6, 1984, from Catherine A. Mayler, et. al. to Robert L. Angerstein, et us. Recorded in Volume 1271, page 103, Deed Records of Victoria County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Leslie A. Werner
101 W. Goodwin, Suite 720
Victoria, Texas 77901

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 5, 2022, the first Tuesday of the month, to commence at 10:30 a.m. or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under TEXAS PROPERTY CODE § 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and TEXAS BUSINESS AND COMMERCE CODE § 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED March 1, 2022.

Leslie A. Werner

Leslie A. Werner

After recording, please return to:

Leslie A. Werner
The Werner Law Group, PLLC
101 W. Goodwin, Suite 720
Victoria, Texas 77901

CONFORMED COPY
OFFICIAL PUBLIC RECORDS



Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas

March 02, 2022 02:14:10 PM

RONNIEO

FEE: \$24.00

202202312

APP

APPOINTMENT OF SUBSTITUTE TRUSTEE
AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE
PAGE 3 of 3

FILE No. 10045
County Clerk, Victoria County, Texas

104 N DEPOT ST
VICTORIA, TX 77901

0000009392325

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: April 05, 2022

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

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 29, 2017 and recorded in Document CLERK'S FILE NO. 201800086 real property records of VICTORIA County, Texas, with JAKE GONZALES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAKE GONZALES, securing the payment of the indebtednesses in the original principal amount of \$84,049.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMARY RESIDENTIAL MORTGAGE, INC. 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. PRIMARY RESIDENTIAL MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIMARY RESIDENTIAL MORTGAGE, INC.
1895 S. CENTRAL STREET
CENTENNIAL PARK, AZ 86021

FILED

2022 MAR -3 A 8:40

Patti Cooper
COUNTY CLERK
VICTORIA COUNTY, TEXAS



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

EXHIBIT "A"

BEING A 0.18 ACRE (7,903 SQUARE FOOT) TRACT OF LAND COMPRISING ALL OF LOT NO. SIX (6) AND A PORTION OF LOT NO. FIVE (5) SITUATED IN THE A.C. HAHN RE-SUBDIVISION OF BLOCK 219 OF THE ORIGINAL TOWNSITE OF VICTORIA AS RECORDED IN VOLUME 2, PAGE 48 OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED FROM OTILIA MOODY TO EMILY JEAN CISNEROS BY DEED DATED DECEMBER 2, 1994 AS RECORDED IN VOLUME 146, PAGE 348 OF THE DEED RECORDS OF VICTORIA, COUNTY TEXAS, SAVE & EXCEPT A TRACT OF LAND DESCRIBED AS TRACT II CONVEYED FROM MARIA M. GUTIERREZ TO LUCIO HERNANDEZ, ET UX AS RECORDED IN VOLUME 213, PAGE 683 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, SAID 0.18 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 3/8 INCH DIAMETER IRON ROD FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE NORTH CORNER OF LOT 6, THE WEST CORNER OF LOT 7, AND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DEPOT STREET (55.6' R.O.W.), SAID IRON ROD ALSO BEING SOUTH 20°00'00" WEST (BASIS OF BEARING), A DISTANCE OF 100.00 FEET FROM A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTH CORNER OF BLOCK 219;

THENCE, SOUTH 70°00'00" EAST WITH THE COMMON LINE BETWEEN LOT 6 AND LOT 7, A DISTANCE OF 138.89 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE COMMON CORNER OF LOT 6, LOT 7, LOT 10, AND LOT 11;

THENCE, SOUTH 20°00'00" WEST WITH THE COMMON LINE BETWEEN LOT 6 AND LOT 11, A DISTANCE OF 50.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTH CORNER OF LOT 6, THE WEST CORNER OF LOT 11, AND IN THE NORTHEAST LINE OF LOT 3;

THENCE, NORTH 70°00'00" WEST, WITH THE COMMON LINE BETWEEN LOT 6 AND LOT 3, PASSING AT A DISTANCE OF 25.00 FEET A 5/8 INCH DIAMETER IRON ROD FOUND FOR THE NORTH CORNER OF LOT 3 AND THE EAST CORNER OF LOT 4, AND CONTINUING WITH THE COMMON LINE OF LOT 4 AN OVERALL DISTANCE OF 75.00 FEET TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE NORTH CORNER OF LOT 4 AND THE EAST CORNER OF LOT 5;

THENCE, SOUTH 20°00'00" WEST, WITH THE COMMON LINE BETWEEN LOT 4 AND LOT 5, A DISTANCE OF 15.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE EAST CORNER OF THE ABOVE REFERENCED HERNANDEZ TRACT;

THENCE, NORTH 70°00'00" WEST, WITH THE COMMON LINE OF THE HERNANDEZ TRACT AND CROSSING LOT 5, A DISTANCE OF 63.89 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING THE NORTH CORNER OF THE HERNANDEZ TRACT, IN THE NORTHWEST LINE OF LOT 5, AND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF DEPOT STREET;

THENCE, NORTH 20°00'00" EAST, WITH THE NORTHWEST LINE OF LOT 5 AND THE SOUTHEAST RIGHT-OF-WAY LINE OF DEPOT STREET, PASSING AT A DISTANCE OF 15 0 FEET THE NORTH CORNER OF LOT 5 AND THE WEST CORNER OF LOT 6, AND CONTINUING WITH THE NORTHWEST LINE OF LOT 5 IN OVERALL DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0 18 ACRE (7,903 SQUARE FEET) OF LAND MORE OR LESS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/4/1999

Grantor(s)/Mortgagor(s):
JOHNNY BROWN, A SINGLE PERSON

Original Beneficiary/Mortgagee:
NORWEST MORTGAGE, INC.

Current Beneficiary/Mortgagee:
HSBC Bank USA, National Association as Trustee for
MASTR Reperforming Loan Trust 2006-2

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 199901886

Property County:
VICTORIA

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: 4/5/2022 **Earliest Time Sale Will Begin:** 11:00:00 AM

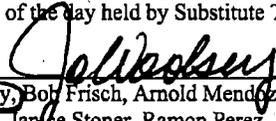
Place of Sale of Property: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

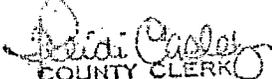
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Janice Stoner or Jodi Steen or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED *ro*

2022 MAR -3 A 9:07


HEIDI CASLER
COUNTY CLERK
VICTORIA COUNTY, TEXAS

MH File Number: TX-22-80258-POS
Loan Type: FHA



202202330

STATE OF TEXAS §
COUNTY OF Mueces §

Before me, the undersigned Notary Public, on this day personally appeared Jo Woolsey as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of March, 2022.

[Signature]
Notary Public
Signature

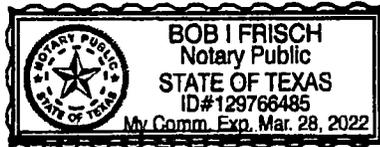


EXHIBIT "A"

0.49 OF AN ACRE FIELDNOTE DESCRIPTION

STATE OF TEXAS)

COUNTY OF VICTORIA)

Being 0.49 of an acre situated in and a part of the Silvestre DeLeon League, Abstract No. 76, Victoria County, Texas. Said 0.49 of an acre is the same as that certain 0.49 acre tract recorded in Volume 1556, Page 883 of the Deed Records of Victoria County, Texas. This 0.49 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found in the Northeast line of Nursery Drive for the West corner of this 0.49 of an acre, also being the South corner of a tract of land owned by Gerald Johnson recorded in Volume 621, Page 706 of the Deed Records of Victoria County, Texas;

THENCE, N 45°26'47" E (bearing reference line) with the common line of this tract and said Johnson tract a distance of 221.02 feet (dead call = 219.95 feet) to a 5/8 inch iron rod found for the North corner of this 0.49 of an acre;

THENCE, S 43°49'56" E (dead call = S 44°30'00" E , 96.33 feet) with the common line of this tract a 1.50 acre tract recorded in Volume 921, Page 706 of the Deed Records of Victoria County, Texas, a distance of 95.51 feet to a 5/8 inch iron rod found for the East corner of this 0.49 of an acre;

THENCE, S 45°11'41" W (dead call = S 45°16'09" W, 219.95 feet) with the common line of this tract and a tract described as Tract 11 in a deed recorded in Volume 1482, Page 602 of the Deed Records of Victoria County, Texas, a distance of 220.10 feet to a 5/8 inch iron rod found in the Northeast line of Nursery Drive for the South corner of this 0.49 of an acre;

THENCE, N 44°23'11" W (dead call = N 44°30'00" W, 97.01 feet) with the Northeast line of Nursery Drive a distance of 96.47 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.49 of an acre;

OFFICE OF THE CLERK OF COURTS
COUNTY OF VICTORIA, TEXAS

FILED IN VOLUME 1556
PAGE 883

ORIGINAL SCANNED AND
RETURNED TO
Woolsey Legal Services
DATE 3-3-22



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas

March 03, 2022 09:16:47 AM

Ronnie Orsak

FEE: \$24.00

202202330

N

NOTICE OF TRUSTEES' SALE

11 FILED 3 3AM
O'CLOCK

March 7, 2022

MAR 08 2022

REAL ESTATE LIEN NOTE

Date: February 1, 2021
Makers: Vinod D. Patel and wife, Ilaben V. Patel
Payee: SW Capital, LLC, a Texas limited liability company
Principal Amount: \$2,000,000.00

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

MODIFICATION AGREEMENT

Date: February 1, 2021
Borrower: Vinod D. Patel and wife, Ilaben V. Patel
Lender: SW Capital, LLC, a Texas limited liability company
Trustees: Brad E. Porter, David L. Smitherman, J. Robert MacNaughton, and Shane M. Waddell
Recording Data: Recorded on February 22, 2022 under County Clerk's File No. 202201948 in the Official Public Records of Victoria County, Texas

MAKERS/BORROWERS: Vinodbhai D. Patel (also known as Vinod Patel and also known as Vinod D. Patel) and wife, Ilaben V. Patel (also known as Ilaben Vinodbhai Patel and also known as Ilaben Patel)

MAKERS' ADDRESS: 4725 SW Moody Street, Victoria, Texas, 77905

PAYEE/LENDER: SW Capital, LLC, a Texas limited liability company

PROPERTIES: See, **Exhibit "A"** attached hereto and made a part hereof for all intents and purposes.

DATE AND TIME OF TRUSTEES' SALE OF PROPERTIES: April 5, 2022, being the first Tuesday of April 2022, to commence at 10:00 A.M., or within three (3) hours thereafter

TRUSTEES: Brad E. Porter
David L. Smitherman
J. Robert MacNaughton
Shane M. Waddell
2221 S. Voss Road
Houston, Texas 77057

PLACE OF TRUSTEES'
SALE OF THE PROPERTIES:

Victoria County Courthouse
Victoria County, Texas

.....
DEFAULT HAS OCCURRED IN THE PAYMENT OF THE REAL ESTATE LIEN NOTE ("NOTE") AND THE PERFORMANCE OF THE OBLIGATIONS OF THE MODIFICATION AGREEMENT WHICH SECURES THE NOTE. BECAUSE OF SUCH DEFAULT, PAYEE/LENDER, THE CURRENT HOLDER OF THE NOTE, HAS REQUESTED THE TRUSTEES TO SELL THE PROPERTIES.

THE MODIFICATION AGREEMENT MAY ENCUMBER BOTH REAL AND PERSONAL PROPERTY. FORMAL NOTICE IS HEREBY GIVEN OF PAYEE'S/LENDER'S ELECTION TO PROCEED AGAINST AND SELL BOTH THE REAL PROPERTY AND ANY PERSONAL PROPERTY DESCRIBED IN THE MODIFICATION AGREEMENT, IN ACCORDANCE WITH PAYEE'/LENDER'S RIGHTS AND REMEDIES UNDER THE MODIFICATION AGREEMENT AND §9.604, TEXAS BUSINESS AND COMMERCE CODE.

THEREFORE, NOTICE IS GIVEN ON THE DATE AND TIME OF TRUSTEES' SALE OF PROPERTIES AND AT THE PLACE OF TRUSTEES' SALE OF PROPERTIES, ONE OF THE TRUSTEES SHALL SELL THE PROPERTIES, SEPARATELY OR TOGETHER, BY PUBLIC SALE TO THE HIGHEST BIDDER FOR CASH OR OTHER FORM OF PAYMENT ACCEPTABLE TO THE TRUSTEES, IN ACCORDANCE WITH THE MODIFICATION AGREEMENT.

IF PAYEE/LENDER PASSES THE FORECLOSURE SALE, NOTICE OF THE DATE OF ANY RESCHEDULED FORECLOSURE SALE SHALL BE REPOSTED AND REFILED IN ACCORDANCE WITH THE POSTING AND FILING REQUIREMENTS OF THE MODIFICATION AGREEMENT AND THE TEXAS PROPERTY CODE.

THE FORECLOSURE SALE SHALL BE MADE EXPRESSLY SUBJECT TO ANY TITLE MATTERS SET FORTH IN THE MODIFICATION AGREEMENT, BUT PROSPECTIVE BIDDERS ARE REMINDED BY LAW THE FORECLOSURE SALE SHALL NECESSARILY BE MADE SUBJECT TO ALL PRIOR MATTERS OF RECORD AFFECTING THE PROPERTIES, IF ANY, TO THE EXTENT THEY REMAIN IN FORCE AND EFFECT AND HAVE NOT BEEN SUBORDINATED TO THE MODIFICATION AGREEMENT. FOR THE AVOIDANCE OF DOUBT, THE FORECLOSURE SALE SHALL NOT COVER ANY PART OF THE PROPERTIES WHICH HAS BEEN RELEASED OF PUBLIC RECORD FROM THE LIENS AND/OR SECURITY INTERESTS OF THE MODIFICATION AGREEMENT BY PAYEE/LENDER. PROSPECTIVE BIDDERS ARE URGED TO EXAMINE THE APPLICABLE PROPERTY RECORDS TO DETERMINE THE NATURE AND EXTENT OF SUCH MATTERS, IF ANY.

PURSUANT TO §51.009, TEXAS PROPERTY CODE, THE PROPERTIES SHALL BE SOLD "AS IS, WHERE IS" WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES,

EXCEPT AS TO THE WARRANTIES, IF ANY, PROVIDED FOR UNDER THE MODIFICATION AGREEMENT. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTIES.

PURSUANT TO §51.0075(a), TEXAS PROPERTY CODE, TRUSTEES RESERVE THE RIGHT TO SET FURTHER REASONABLE CONDITIONS FOR CONDUCTING THE FORECLOSURE SALE. ANY SUCH FURTHER CONDITIONS SHALL BE ANNOUNCED BEFORE BIDDING IS OPENED FOR THE FIRST SALE OF THE DAY HELD BY TRUSTEES.

.....

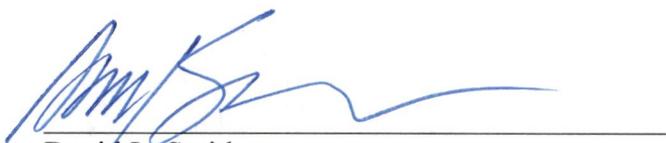
ACTIVE DUTY MILITARY NOTICE

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 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.

.....

NOTICE

THE ATTORNEY SENDING THIS COMMUNICATION IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED SOLELY FOR THAT PURPOSE.



David L. Smitherman,
One of the Trustees

EXHIBIT "A"
Legal Description of the Properties

Tract 1

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER ONE (1), OF STONEBRIDGE SUBDIVISION, A RESUBDIVISION OF LOT 19 AND THE SOUTHWEST ONE-HALF OF LOT 18, BLOCK 4 OF TANGLEWOOD SUBDIVISION, SECTION VI, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 91 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE. TOGETHER WITH AN UNDIVIDED 1/5 INTEREST IN ALL COMMON DRIVEWAYS AND OTHER COMMON AREAS SHOWN ON PLAT.

Tract 2

BEING A 4.97 ACRE TRACT OF LAND AND BEING SITUATED IN A PORTION OF LOT THREE (3), BLOCK FOUR (4), RANGE SIX (6), EAST ABOVE TOWN IN THE FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND BEING THAT SAME 5 ACRE TRACT OF LAND CONVEYED TO LOYD M. GOSSETT FROM EDGAR M. GOSSETT ACCORDING TO INSTRUMENT RECORDED IN VOLUME 509, PAGE 133 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

Tract 3

BEING 12.50 acres of land situated in the James Read Survey, Abstract 286 in Victoria County, Texas, and being all that certain 4.66 acres of land conveyed to A. E. York by Victoria County by deed dated February 24, 1962 and recorded in Volume 569, Page 94 of the Deed Records of Victoria County, Texas, and all the remainder of that certain 9.47 acre tract of land conveyed to A. E. York by Orbin G. Beall et al by deed dated July 31, 1947 and recorded in Volume 224, Page 407 of the Deed Records of Victoria County, Texas, said 12.50 acres of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set at the intersection of the Northeast right-of-way line of Burroughsville Road (60 feet wide) and the Southeast right-of-way line of U. S. Highway 59 (140 feet wide), said iron rod also being the Northwest corner of the herein described tract;

THENCE, N.63°02'00"E., a distance of 3840.12 feet along the Southeast right-of-way line of U. S. Highway 59 to an existing Texas Highway Department concrete monument marking the Northeast corner of the herein described tract;

THENCE, S.58°42'52"W., a distance of 3767.51 feet along the Northwest right-of-way line of the Southern Pacific Railroad right-of-way, 50 feet Northwest of and parallel to the centerline of the track to a 5/8 inch iron rod set at the intersection of the Northwest right-of-way line of Railroad right-of-way and the Northeast right-of-way line of Burroughsville Road, said iron rod also being the Southwest corner of the herein described tract;

THENCE, N.43°19'44"W., a distance of 295.71 feet along the Northeast right-of-way line of Burroughsville Road to the PLACE OF BEGINNING, containing within these metes and bounds 12.50 acres of land.

The above bearing N.63°02'00"E., along U. S. Highway 59 is based on bearing shown on plat of G. Total Subdivision No. 1 as recorded in Volume 6, Page 174 of the Map and Plat Records of Victoria County, Texas.

2402 College Drive, Victoria, TX 77901

21-001237

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: 04/05/2022

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Victoria County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/23/2015 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number 201508292, with Janet L. Materanek (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Proficio Mortgage Ventures, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Janet L. Materanek, securing the payment of the indebtedness in the original amount of \$180,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Finance of America Reverse LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF VICTORIA, DESCRIBED AS FOLLOWS:

BEING LOT NUMBER TWENTY-SIX (26), IN BLOCK NUMBER THREE (3), OF BROWNSON TERRACE, 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 5 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

11 FILED 18 AM
O'CLOCK

MAR 10 2022

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



4743347

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celink, as Mortgage Servicer, is representing the current Mortgagee whose address is:

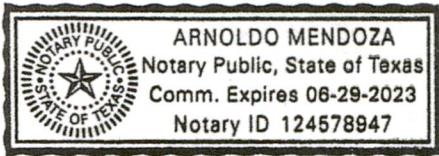
Finance of America Reverse LLC
2900 Esperanza Crossing
Austin, TX 78758

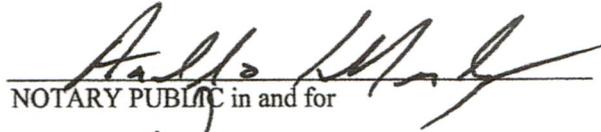

SUBSTITUTE TRUSTEE
~~Arnold Mendoza, Alexis Mendoza, Sandra Mendoza,~~
~~Elizabeth Anderson~~
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Sandra Mendoza, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

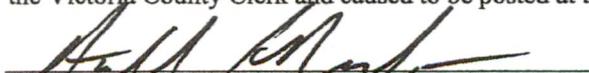
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of March, 2022.




NOTARY PUBLIC in and for
Nueces COUNTY
My commission expires: 6-29-23
Print Name of Notary: Arnoldo Mendoza

CERTIFICATE OF POSTING

My name is Arnold Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3.10.22 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: Arnold Mendoza
Date: 3.10.22

MAR 10 2022

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATE, PLLC. Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on April 05, 2022 between the hours of 11am-2pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: 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 in VICTORIA County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 06/14/2018 and recorded under Volume, Page or Clerk's File No. Instrument No. 201806944 in the real property records of Victoria County Texas, with LUIS JAVIER GARZA, A SINGLE MAN as Grantor(s) and AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by LUIS JAVIER GARZA, A SINGLE MAN securing the payment of the indebtedness in the original principal amount of \$238,598.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by LUIS JAVIER GARZA. AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC is acting as the Mortgage Servicer for AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:



AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY
LLC
c/o AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE
COMPANY LLC
1 Corporate Dr., Ste 360
Lake Zurich, IL 60047

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING LOT NUMBER THIRTY-TWO (32). OF MIDWAY ESTATES. AN ADDITION IN VICTORIA COUNTY, TEXAS. ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 5, PAGE 46. PLAT RECORDS OF VICTORIA COUNTY, TEXAS. (the "Property")

REPORTED PROPERTY

ADDRESS: 217 Twelve Oaks. Inez. TX 77968

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this 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.

DT: NOS AND APPT (SVC)_22

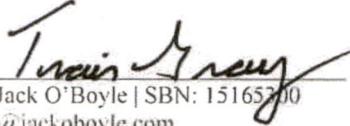
AL: 217 Twelve Oaks



Signed on the 7 day of March, 2022.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



____ Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

____ Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

CERTIFICATE OF POSTING

My name is _____ and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the 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 (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: NOS AND APPT (SVC)_22

AL: 217 Twelve Oaks



FILE No. 10050
County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Katherine D. Wolter	Deed of Trust Date	December 14, 2010
Original Mortgagee	Mortgage Electronic Registration Systems, Inc., solely as nominee for Cherry Creek Mortgage Co., Inc., its successors and assigns	Original Principal	\$211,500.00
Recording Information	Instrument #: 201012350 in Victoria County, Texas	Original Trustee	Fidelity National Title
Property Address	201 Cannon Road, Victoria, TX 77904	Property County	Victoria

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Cascade Funding Mortgage Trust HB7	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Cascade Funding Mortgage Trust HB7	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	04/05/2022
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The area in front of the East door of the Courthouse building, located at 115 North Bridge Street County Courthouse 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 Trustees	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Janice Stoner, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
BEING LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER FOUR (4), OF NORTHCREST ESTATES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 80 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale

NOTICE OF TRUSTEE'S SALE

shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated February 25, 2022.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

11 FILED 129AM
O'CLOCK

MAR 10 2022

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

NOTICE OF TRUSTEE'S SALE

Date: March 14, 2022

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/14/2020, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/14/2020, executed by Abraham Gonzales to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202005132 of the Official Public Records of Victoria County, Texas

Property: Tract 72-2, a 5.223 acre tract in the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): April 5, 2022

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

9 FILED 09AM
O'CLOCK

MAR 14 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By



EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.223 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 72, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.223 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Instrument No. 201102378 and 201313880, Victoria County Official Public Records, the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Henry William Javer 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1193.43 feet to a point where same intersects the center of Slippery Elm Road, a 60 foot roadway easement.

THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 449.32 feet to the POINT OF BEGINNING for the northeast corner of this tract.

THENCE continuing with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 212.43 feet to a point at the beginning of a curve to the right.

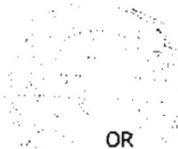
THENCE continuing along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 18 min. 33 sec. W, 200.06 feet; 203.27 feet along the arc to a point at the end of same.

THENCE continuing with the center of Slippery Elm Road, S 43 deg. 56 min. 33 sec. W, 118.36 feet to a point where same intersects the center of a creek, for the southeast corner of this tract.

THENCE with the center of said creek, N 66 deg. 31 min. 26 sec. W, 338.15 feet to a point for an angle; N 49 deg. 47 min. 56 sec. W, 101.75 feet to a point for the southwest corner of this tract.

THENCE N 14 deg. 38 min. 45 sec. E, 361.92 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 81 deg. 20 min. 47 sec. E, at 474.84 feet pass a 5/8 inch iron rod Set for Reference in the west line of Slippery Elm Road, 504.84 feet in all to the POINT OF BEGINNING, containing 5.223 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2015 Dale L. Olson Surveying Co.

Order# 15-323-32s_72

Date Created: 8-28-15

NOTICE OF TRUSTEE'S SALE

Date: March 14, 2022

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/13/2019, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/13/2019, executed by James M. Smith, Jr. to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201913687 of the Official Public Records of Victoria County, Texas

Property: Tract 21-2, a 5.011 acre tract out of the G. A. Levi Survey, A-373 in Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): April 5, 2022

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

9 FILED O'CLOCK 10 AM
MAR 14 2022
Heidi Easley
Clerk County Court, Victoria County, Texas
By  Deputy

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.011 ACRE TRACT IN THE G.A. LEVI SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 21, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.011 acre tract or parcel of land out of and being a part of the G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the south line of the Nine Mile Investments 510.086 acre tract and north line of the 423.001 acre tract, of which this is a part, along the center of Willow Creek Ranch Road, N 79 deg. 43 min. 19 sec. W, 1193.43 feet to a point where same intersects the center of Slippery Elm Road, a 60 foot roadway easement.

THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 661.75 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Slippery Elm Road, along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 18 min. 30 sec. W, 200.06 feet; 203.26 feet along the arc to a point at the end of same.

THENCE continuing with the center of Slippery Elm Road, S 43 deg. 56 min. 33 sec. W, 2714.94 feet to a point where same intersects the center of Madrone Lane, a 60 foot roadway easement, from which a 5/8 inch iron rod Set for Reference bears S 89 deg. 00 min. 04 sec. W, 42.38 feet.

THENCE with the center of Madrone Lane, N 46 deg. 03 min. 23 sec. W, 603.00 feet to a point for the east corner and POINT OF BEGINNING of this tract.

THENCE leaving the center of Madrone Lane, S 43 deg. 56 min. 33 sec. W, at 30.00 feet pass a 5/8 inch iron rod Set for Reference, in all 362.01 feet to a 5/8 inch iron rod set for the south corner of this tract.

THENCE N 46 deg. 03 min. 27 sec. W, at 573.00 feet pass a 5/8 inch iron rod set in the southeast line of Sumac Road, a 60 foot roadway easement, in all 603.00 feet to a point in the center of Sumac Road, for the west corner of this tract.

THENCE with the center of Sumac Road, N 43 deg. 56 min. 33 sec. E, 362.02 feet to a point at the intersection of the center of Sumac Road with the center of Madrone Lane for the north corner of this tract from which a 5/8 inch iron rod Set for Reference bears, S 01 deg. 05 min. 51 sec. E, 42.40 feet.

THENCE with the center of Madrone Lane, S 46 deg. 03 min. 23 sec. E, 603.00 feet to the POINT OF BEGINNING, containing 5.011 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753
©2015 Dale L. Olson Surveying Co.
Order# 15-323-32s_21



Michael D. Olson

Michael D. Olson
Reg. Pro. Land Surveyor 5386
Date Created: 7-31-15

NOTICE OF TRUSTEE'S SALE

Date: March 14, 2022

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 5/29/2019, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/29/2019, executed by Rodolfo Torres and Virginia Torres to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201908037 of the Official Public Records of Victoria County, Texas

Property: Tract 30-2, a 5.007 acre tract in the Day Land and Cattle Company Survey, No. 7, and G.A. Levi Survey A-373, Victoria County, Texas, and further described in Exhibit A attached and made part hereof.

Date of Sale (first Tuesday of month): April 5, 2022

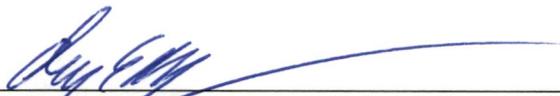
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

9 FILED 10AM
O'CLOCK

MAR 14 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By



EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.007 ACRE TRACT IN THE DAY LAND AND CATTLE COMPANY SURVEY,
NO. 7, AND G.A. LEVI SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 30, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.007 acre tract or parcel of land out of and being a part of the Day Land and Cattle Company Survey No. 7, A-477, and G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, at the southwest corner of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, in the southeast line of that certain 100 acre tract described in a deed to Richard Clyde Chamrad, recorded in Vol. 820, Page 214, Victoria County Deed Records, at the northwest corner of the 423.001 acre tract of which this is a part.

THENCE with the southeast line of the Chamrad 100 acre tract and northwest line of the 423.001 acre tract, S 44 deg. 39 min. 10 sec. W, at 37.76 feet pass a 5/8 inch iron rod set in the south line of Willow Creek Ranch Road, 1763.36 feet to a fence corner post where same corner in the northeast line of that certain 111.03 acre tract described in a deed to Harold R. Lee, recorded in doc. No. 200314127, Victoria County Official Public Records.

THENCE with the northeast line of the Lee 111.03 acre tract and that certain 54.05 acre tract described in a deed to Joe Mares, et. ux., recorded in Doc. No. 201113067, Victoria County Official Public Records and that certain 23.014 acre tract described in a deed to Michael Schroeder, recorded in vol. 193, Page 646, Victoria County Deed Records, and the upper southwest line of the 423.001 acre tract, S 44 deg. 30 min. 21 sec. W, 2068.95 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the west corner of this tract.

THENCE N 43 deg. 56 min. 35 sec. E, at 477.44 feet pass a 5/8 inch iron rod set in the west line of Madrone Lane, a 60 foot roadway easement, 507.44 feet in all to a point in the center of same, for the north corner of this tract.

THENCE with the center of Madrone Lane, S 46 deg. 03 min. 23 sec. E, at approximately 317.20 feet pass the southeast line of the Day Land and Cattle Company Survey, No. 7, and northwest line of the G.A. Levi Survey, 425.00 feet in all to a point for the east corner of this tract.

THENCE S 43 deg. 56 min. 33 sec. W, at 30.00 feet pass a 5/8 inch iron rod set in the southwest line of Madrone Lane, 518.95 feet in all to a 5/8 inch iron rod set, for the south corner of this tract.

THENCE N 44 deg. 30 min. 21 sec. W, at 122.68 feet pass a 5/8 inch iron rod found in the northwest line of the G.A. Levi Survey and southeast line of the Day Land and Cattle Company Survey, No. 7, the east corner of the before said Schroeder 23.014 acre tract and interior corner of the 423.001 acre tract, continuing with the northeast line of the Schroeder 23.014 acre tract and a southwest line of the 423.001 acre tract, 425.16 feet in all to the POINT OF BEGINNING, containing 5.007 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

Order# 15-323-32s_30

A handwritten signature in cursive script that reads "Michael D. Olson".

Michael D. Olson
Reg. Pro. Land Surveyor 5386

Date Created: 7-31-15

©2015 Dale L. Olson Surveying Co.

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Juana Canales A.K.A. Juana 'Jayne' Canales	Deed of Trust Date	November 28, 2017
Original Mortgagee	Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America	Original Principal	\$44,500.00
Recording Information	Instrument #: 201712854 in Victoria County, Texas	Original Trustee	Andrew F. Baka
Property Address	164 Grand Street, Placedo, TX 77977	Property County	Victoria

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer	U.S. Small Business Administration
Current Beneficiary	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer Address	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

SALE INFORMATION:

Date of Sale	04/05/2022
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The area in front of the East door of the Courthouse building, located at 115 North Bridge Street County Courthouse 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 Trustees	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Janice Stoner, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

BEING LOTS NOS. SEVEN (7), AND EIGHT (8), IN BLOCK NO. TWELVE (12), IN THE TOWN OF PLACEDO, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOL. 62, PAGE 207 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale

NOTICE OF TRUSTEE'S SALE

shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated March 14, 2022.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

9 FILED 37 AM
O'CLOCK

MAR 14 2022

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 14, 2022

9 FILED 38 AM
O'CLOCK

NOTE:

DATE: January 29, 2016
AMOUNT: \$63,500.00
MAKER: Brian R. Reyes and Anastasha B. Scrogam
PAYEE: A & M Heritage Holdings, Ltd., dba A & M Investment

MAR 14 2022

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



DEED OF TRUST:

DATE: January 29, 2016
GRANTOR: Brian R. Reyes and Anastasha B. Scrogam
BENEFICIARY: A & M Heritage Holdings, Ltd., dba A & M Investment
COUNTY WHERE PROPERTY IS LOCATED: Victoria
TRUSTEE: Michael Baucum
RECORDING INFORMATION: Document No. 201601821, Official Public Records of Real Property of Victoria County, Texas

PROPERTY: Lot 19 Block 1, Quail Creek North Subdivision, Phase II, according to the map or plat of record in the Official Records of Victoria County, Texas.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Brian R. Reyes and Anastasha B. Scrogam

SUBSTITUTE TRUSTEE: Jo Woolsey or Bob Frisch or Jodi Steen or Janice Stoner

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 5, 2022, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

TX
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Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Jo Woolsey or Bob Frisch or
Jodi Steen or Janice Stoner, Substitute Trustee

NOTICE OF TRUSTEE'S SALE

T.S. #: 112021-01331-10TX

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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.

SALE INFORMATION:

Date: **4/5/2022**
Time of Sale: **11:00 AM**
Place: **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**

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

DEED OF TRUST INFORMATION:

Date: 8/19/2008
Grantor(s): ALBERT A BRISENO
Original Mortgage: CITIFINANCIAL, INC.
Current Mortgage: U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+
Original Principal Amount: \$22,680.64
Recording Information: 8/26/2008, as Instrument No. 200810368,
Property County: Victoria
Property Address: 3511 CALLIS
VICTORIA, TX 77903
Legal Description: A TRACT OF LAND SITUATED IN FARM LOT NO THREE (3). BLOCK NO THREE (3), IN RANGE NO THREE (#), EAST BELOW TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS. THE SAME BEING THAT PORTION OR TRACT OF LAND PURCHASED BY VICTOR COLLINS IN THE YEAR OF 1933 FOR THE USE AND BENEFIT OF MOUNT OLIVE PRIMITIVE BAPTIST CHURCH OF VICTORIA, TEXAS (VICTOR COLLINS BEING DEACON OF SAID CHURCH). DESCRIBED BY METES AND BOUNDS AS FOLLOWS BEGINNING AT AN IRON STAKE IN THE SOUTHWESTERLY LINE OF A FOUR LEAGUE GRANT ROAD KNOWN AS CALLIS STREET THE SAME BEING SOUTH 27 DEGREES EAST A DISTANCE OF 60 FEET FROM THE NORTH CORNER OF THE CALLIS 16 ACRE TRACT OF LAND THE SAME BEING THE EAST OR SOUTHEAST CORNER OF LOT ONE (1) IN CALLIS SUBDIVISION NO 1, THENCE SOUTH 27 DEGREES EAST ALONG THE SOUTHWESTERLY LINE OF A FOUR LEAGUE GRANT ROAD KNOWN AS CALLIS STREET TO HACKBERRY STREET. THENCE 63 DEGREES 02' WEST A DISTANCE OF 75 FEET ALONG THE NORTHWESTERLY LINE OF SAID HACKBERRY STREET TO IRON STAKE FOR CORNER. THENCE NORTH 27 DEGREES WEST ALONG A LINE PARALLEL TO THE NORTHEASTERLY LINE OF THE SAID CALLIS 16 ACRE TRACT OF LAND TO THE SOUTHEASTERLY LINE OF LOT NO ONE (1) IN CALLIS SUBDIVISION #1, THENCE NORTH 62 DEGREES 53' EAST A DISTANCE OF 75 FEET ALONG THE SOUTHEASTERLY LINE OF LOT NO ONE (1) IN CALLIS SUBDIVISION #1 TO THE PLACE OF BEGINNING



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. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AHP Servicing, LLC
440 S Lasalle St, Suite 1110
Chicago, IL 60605

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.

The undersigned agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jo Woolsey, Bob Frisch, Arnold Mendoza, Alexis Mendoza, Elizabeth Anderson, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is c/o Americas Trustee Services, Coppell, Texas 75019 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduce and direct the execution of remedies set aside to the beneficiary therein.

TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES & POSTING LLC (ASAP) AT 714-730-2727 OR SERVICELINKASAP.COM.

America's Trustee Services, LLC



Cheryl Asher, General Counsel



9 FILED 5 AM
O'CLOCK

MAR 14 2022

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



NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by DIANA NAVARRO, dated January 6, 2017, and duly recorded as Instrument No. 201700240, of the Official Records of Victoria County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2022, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

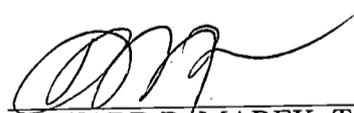
BEING All of Lot Number Ten (10), in Block Number Ten (10) of MORNINGSIDE ADDITION, an addition to the City of Victoria, Victoria County, Texas according to the established map and plat of said addition of record in Volume 3, at Page 32, of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes;

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

NOTICE

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.

Executed this 22 day of February, 2022.



HOWARD R. MAREK, Trustee
203 N. Liberty
Victoria, Texas 77901
361-573-5500 Telephone
361-570-2184 Facsimile

FILED *Ro*

2022 MAR 14 P 2:16

Debra Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by CHARLES D. WHITE, dated September 9, 2013, and duly recorded as Instrument No. 201311265, in the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2022, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

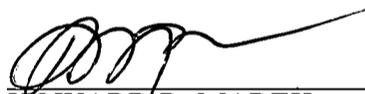
BEING a 2.128 acre tract in the Jose Estevan Galban Survey, Abstract No 34 in Victoria County, Texas and described by metes and bounds in attached Exhibit "A";

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

NOTICE

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.

Executed this 14 day of March, 2022



HOWARD R. MAREK,
Substitute Trustee
203 N. Liberty
Victoria, Texas 77901
361-573-5500 Telephone
hrm@lawmgk.com

FILED

2022 MAR 14 P 2:20


HEIDI CASLER
COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT 'A'

PART ONE:

Legal Description: *BEING a 2.128 acre tract in the Jose Estevan Galban Survey, Abstract No 34 in Victoria County Texas and described by metes and bounds in attached Exhibit "A".*

PART TWO:

- (a) all fixtures, equipment, systems, machinery, furniture, furnishings, appliances, goods, building and construction materials, supplies, and articles of personal property, of every kind and character, now owned or hereafter acquired by Grantor, which are now or hereafter attached to or situated in, on or about the real estate described in Exhibit "A" attached hereto and incorporated herein by reference (the "Land") and all improvements now or hereafter situated or to be situated on the Land (the "Improvements"), or used in or necessary to the complete and proper planning, development, use, occupancy or operation thereof, or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or the Improvements, and all renewals and replacements of, substitutions for an additions for the foregoing (the properties referred to in this clause (a) being herein sometimes collectively called the "Accessories," all of which are hereby declared to be permanent accessions to the Land);
- (b) all (i) plans and specifications for the improvements; (ii) Grantor's rights, but not liability for any breach by Grantor, under all commitments (including any commitment for financing to pay any of the indebtedness secured hereby), insurance policies and other contracts and general intangibles related to the Land and Improvements (collectively called the "Premises") or the Accessories or the operation thereof; (iii) deposits (including but not limited to deposits with respect to utility services to the Premises; and any deposits on reserves hereunder or under any other loan document for taxes, insurance or otherwise), money, accounts, instruments, documents, notes and chattel paper arising from or by virtue of any transaction related to the Premises or the Accessories; (iv) permits, licenses, franchises, certificates, developmental rights, commitments and rights for utilities; and other rights and privileges obtained in connection with the Premises or the Accessories; and (v) engineering, accounting, title, legal, and other technical or business data concerning the Premises, which are in the possession of Grantor or in which Grantor can otherwise grant a security interest; and
- (c) all proceeds arising of or arising from the properties, rights, title, interests referred to above, including but not limited to proceeds of any sale, lease or other disposition thereof, proceeds of each policy of insurance relating thereto (including premium refunds), proceeds of the taking thereof or of any rights appurtenant thereto, including change of grade of streets, curb cuts or other rights of access, by eminent domain or transfer in lieu thereof for public or quasi-public use under any law, any proceeds arising out of any damage thereto.

STATE OF TEXAS
COUNTY OF VICTORIA

Field notes of a 2.128 acre tract of land, being part of an 100.00 acre tract conveyed from W. G. Maroney, et ux, to Donovan White and wife Valasta White by Deed dated September 25, 1959, and recorded in Volume 512, Page 292 of the Deed Records of Victoria County, Texas;

Said 2.128 acre tract is comprised of a portion of the Jose Estevan Galban League, Abstract 34, is situated in Victoria County, Texas, approximately 2 miles southeast of the town of Bloomington, and is described by metes and bounds as follows:

Beginning at a point on the northwest line of said 100.00 acre tract and in the center of a public road (Traylor Road), at the north corner of a 26.67 acre tract, for the west corner of this tract, whence the west corner of said 100.00 acre tract bears S 54° 30' 00" W, a distance of 630.00 feet;

Thence N 54° 30' 00" E with the northwest line of said 100.00 acre tract and the northwest line of this tract, a distance of 50.27 feet to a point for the north corner of this tract;

Thence S 41° 25' 00" E with the northeast line of this tract, at 40 feet pass the southeast right-of-way line of said public road, in all a distance of 1854.00 feet to a point for the east corner of this tract;

Thence S 54° 30' 00" W with the southeast line of said 100.00 acre tract and the southeast line of this tract, a distance of 50.27 feet to a 3/4" iron pipe at the east corner of said 26.67 acre tract, for the south corner of this tract;

Thence N 41° 25' 00" W with the northeast line of said 26.67 acre tract and southwest line of this tract, at 1814.00 feet pass the southeast right-of-way line of said public road, in all a distance of 1854.00 feet to the place of beginning, containing 2.128 acres, more or less, of which 0.046 acres are within the right-of-way of said public road.

Prepared from the Deed Records of Victoria County, Texas, this the 31st day of August, 1994.

EXHIBIT "A"

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Juana Canales A.K.A. Juana 'Jayne' Canales	Deed of Trust Date	November 28, 2017
Original Mortgagee	Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America	Original Principal	\$44,500.00
Recording Information	Instrument #: 201712854 in Victoria County, Texas	Original Trustee	Andrew F. Baka
Property Address	164 Grand Street, Placedo, TX 77977	Property County	Victoria

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer	U.S. Small Business Administration
Current Beneficiary	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer Address	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

SALE INFORMATION:

Date of Sale	04/05/2022
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The area in front of the East door of the Courthouse building, located at 115 North Bridge Street County Courthouse 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 Trustees	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Janice Stoner, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
BEING LOTS NOS. SEVEN (7), AND EIGHT (8), IN BLOCK NO. TWELVE (12), IN THE TOWN OF PLACEDO, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOL. 62, PAGE 207 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale

NOTICE OF TRUSTEE'S SALE

shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated March 14, 2022.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

FILED

2022 MAR 15 A 9:34

aw
Janae C. Calkley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by JONAH A. RIVERA and CHARLENE A. CRUZ, dated October 24, 2019, and duly recorded as Instrument No. 201911959, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, April 5, 2022, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

BEING Lot Number Ten (10), in Block Number Fourteen (14), of Tanglewood Section VII, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 5, Page 43, Map and Plat Records of Victoria County, Texas;

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

NOTICE

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.

Executed this 15th day of March, 2022.

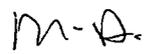


HOWARD R. MAREK,
Substitute Trustee
203 N. Liberty
Victoria, Texas 77901
361-573-5500 Telephone
361-570-2184 Facsimile

melissa\strelec, allan\rivera-notice of sale.frm

2:17 FILED 2:17 P.M.
O'CLOCK

MAR 15 2022

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

FILE No. 10061
County Clerk, Victoria County, Texas

FILED

Notice of Trustee's Sale

2022 MAR 15 P 3:53

Date: March 15, 2022

Trustee: Stephen A. Beal

Perla Oviedo
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

Current Owner and Holder of the Note and Deed of Trust: Sendero Residential, L.L.C.

Obligation: Real Estate Lien Note dated May 27, 2020, from Maker, Nazario Guzman Gutierrez and Perla Jeanneth Oviedo to Payee, Sendero Residential, L.L.C., in the original principal amount of \$100,000.00

Deed of Trust

Date: May 27, 2020

Recording Information: Filed on June 17, 2020, and recorded under document number: 202006232 Official Public Records of VICTORIA County, Texas

Grantor: Nazario Guzman Gutierrez and Perla Jeanneth Oviedo

Trustee: Stephen A. Beal

Beneficiary: Sendero Residential, L.L.C.

Property: BEING Lot Number Six (6), in Block Number One (1), of Belaire, Section 1, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 1, Page 27, Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): April 5, 2022

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Victoria County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

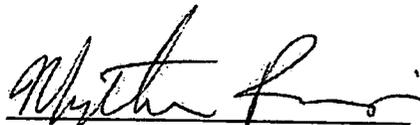
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

"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 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."



Martha Ramirez, Substitute Trustee

FORECLOSURE AFFIDAVIT

11:20 FILED A.M.
O'CLOCK

AFFIANT: Leslie A. Werner in her capacity as Substitute Trustee

DEED OF TRUST:

APR 14 2022

Date: November 8, 2000
Grantor: Maria Velasquez (a/k/a Maria Velazquez)
Trustee: Jay G. Beitel
Beneficiary: John L. Kasper and Norma J. Kasper
Recorded: Instrument Number 200015213 in the official recording of real property records of Victoria County, Texas

Heidi Easley
Clerk County Court, Victoria County, Texas
By M-B Deputy

LENDER: John L. Kasper and Norma J. Kasper

BORROWER: Maria Velasquez (a/k/a/ Maria Velazquez)

PROPERTY: The property described as follows:

1.97 acre portion of the E.F. Pulliam Survey, Abstract 401, Victoria County, Texas and being a tract out of the Southeasterly side of Subdivision No. 2 of the John Mosek Farm. Subdivision 2 was acquired by Billy Joe Davis, et ux, from Louis H. Schultz, et ux, by deed dated June 1, 1970, and recorded in Volume 751, Page 540 of the Deed Records of Victoria County, Texas, and this 1.97 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8-inch steel stake in the Southeasterly line of Subdivision No. 2, also the Northwesterly line of Subdivision No. 3 for the East corner of this 1.97-acre tract. Said stake being S 55 deg. 51' W a distance of 2122.85 feet from the East corner of Subdivision No. 2;

THENCE S 55 deg. 51' W a distance of 160.20 feet with the common line of Subdivision No. 2 and No. 3 to a 5/8-inch steel stake for the South corner of this 1.97-acre tract;

THENCE W 34 deg. 10' W a distance of 536.51 feet to a 5/8-inch steel stake in the Southeasterly line of Davis Lane (right-of-way width = 60 feet) for the West corner of this 1.97-acre tract;

THENCE N 55 deg. 50' E a distance of 160.20 feet with the Southeasterly line of Davis Lane to a 5/8-inch steel stake for the North corner of this 1.97-acre tract;

THENCE S 34 deg. 10' E a distance of 536.56 feet to the Place of Beginning, CONTAINING 1.97 acres of land, and being the same property described in

Deed dated April 20, 1976 from Billy Joe Davis, et ux, to James E. Angerstein, recorded in Volume 696, Page 595, Deed Records of Victoria County, Texas and also the same property described in Deed dated August 6, 1984, from Catherine A. Mayler, et al, to Robert L. Angerstein, et ux, recorded in Volume 1271, Page 103, Deed Records of Victoria County, Texas.

Together with all improvements, easement, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBJECT TO:

1. Easement from John Hosek, et ux, to Central Power & Light Company, dated November 7, 1927, of record in Volume 118, Page 80, Deed Records of Victoria County, Texas.
2. Easement from John Hosek, et ux, to Central Power & Light Company, dated May 21, 1937, of record in Volume 157, Page 343, Deed Records of Victoria County, Texas.
3. Easement from John Hosek, et ux, to Central Power & Light Company, dated January 8, 1946, of record in Volume 211, Page 290, Deed Records of Victoria County, Texas.
4. Easement from John Hosek, et ux, to Barnsdall Oil Company, dated September 12, 1945, of record in Volume 207, Page 284, Deed Records of Victoria County, Texas.
5. Right-of-Way Easement from L.H. Schultz, et ux, to Texas Illinois Natural Gas Pipeline Company, dated August 11, 1950, or record in Volume 283, Page 57, Deed Records of Victoria County, Texas.
6. Any visible and apparent easement over or across the property, the existence of which does not appear of record.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE:

The Notice of Substitute Trustee's Sale dated February 23, 2022, filed with the County Clerk of Victoria County, Texas, in compliance with Texas Property Code § 51.002 and with the Deed of Trust.

BEFORE ME, the undersigned authority, on this day personally appeared Leslie A. Werner in her capacity as Substitute Trustee, who being by me first duly sworn, stated the following under oath:

"I certify that the following information regarding the nonjudicial foreclosures sale of the Property conducted according to the Notice of Substitute Trustee's Sale is true and correct:

1. Date of Sale: April 5, 2022
2. Time sale commenced: 10:30 a.m.
3. Amount of highest bid: \$50,000.00
4. Type of bid: Lender's bid
5. Highest bidder: John Kasper
6. Time sale concluded: 10:42 a.m.
7. Borrower was not protected from foreclosure by the Service members Civil Relief Act, 50 U.S.C. § 3901 et seq., because borrower was not in the military.

Leslie A. Werner

Leslie A. Werner

STATE OF TEXAS §
 §
 COUNTY OF VICTORIA §

SWORN TO AND SUBSCRIBED before me, the undersigned authority on the 14th day of April, 2022, by Leslie A. Werner in her capacity as Substitute Trustee.

Meagan Resendez

Notary Public, State of Texas

