

FILE No. 10130
County Clerk, Victoria County, Texas

301 CRAWFORD DR
VICTORIA, TX 77904

0000009575259

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: December 06, 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 September 21, 2012 and recorded in Document CLERK'S FILE NO. 201210799; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201900065 real property records of VICTORIA County, Texas, with JOSHUA RAY STARNES AND TANYA LYNN STARNES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSHUA RAY STARNES AND TANYA LYNN STARNES, securing the payment of the indebtednesses in the original principal amount of \$192,449.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.
2626 WEST FREEWAY
BUILDING B
FORT WORTH, TX 76102

FILED

Ro

2022 AUG 25 P 12:44

Dadi Casady
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, 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 A 1.42 ACRE PORTION OF THE SYLVESTRE DELEON LEAGUE, ABSTRACT 76, VICTORIA COUNTY, TEXAS AND BEING A TRACT OUT OF THAT 87.36 ACRE TRACT THAT WAS CONVEYED TO W. O. LOVE FROM LENA M. CRAWFORD, A WIDOW AND JUNE M. CRAWFORD, A WIDOW, BY VENDOR'S LIEN DEED DATED JULY 31, 1978 AND RECORDED IN VOLUME 977, PAGE 814 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID 1.42 ACRE OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHEAST LINE OF THE ABOVE MENTIONED 87.36 ACRE TRACT FOR THE EAST CORNER OF THIS 1.42 ACRE TRACT, SAID IRON ROD ALSO BEING IN THE NORTHWEST LINE OF MESQUITWOOD ESTATES SUBDIVISION, SECTION I AND BEING S. 44° 44' 53" W., A DISTANCE OF 3,009.17 FEET FROM THE SOUTHEAST CORNER OF THE SAID 87.36 ACRE TRACT;

THENCE, S 44° 44' 53" W., WITH THE SOUTHEAST LINE OF SAID 87.36 ACRE TRACT, ALSO WITH THE NORTHWEST LINE OF SAID MESQUITWOOD ESTATES SUBDIVISION, SECTION I, A DISTANCE OF 200.00 FEET TO AN EXISTING 5/8 INCH IRON ROD FOR THE SOUTH CORNER OF THIS 1.42 ACRE TRACT;

THENCE, N. 45° 15' 07" W., A DISTANCE OF 308.40 FEET TO AN EXISTING 5/8 INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF A 60 FOOT ROAD FOR THE WEST CORNER OF THIS 1.42 ACRE TRACT;

THENCE, N. 44° 44' 53" E., WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ROAD A DISTANCE OF 200.00 FEET TO AN EXISTING 5/8 INCH IRON ROD FOR THE NORTH CORNER OF THIS 1.42 ACRE TRACT;

THENCE S. 45° 15' 07" E., A DISTANCE OF 308.40 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.42 ACRE OF LAND.

THE ABOVE DESCRIBED 1.42 ACRE TRACT IS SUBJECT TO A 25 FOOT DRAINAGE AND UTILITY EASEMENT OFF ITS SOUTHEAST SIDE, SAID TRACT ALSO BEING SUBJECT TO A 40 FOOT TEMPORARY ROAD EASEMENT OFF ITS SOUTHEAST SIDE AS MENTIONED IN THE VENDOR'S LIEN DEED RECORDED IN VOLUME 977, PAGE 814 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: BEING LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER G, OF BOULEVARD ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/04/2011 and recorded in Document 201104415 real property records of Victoria County, Texas.

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

Date: 12/06/2022

Time: 11:00 AM

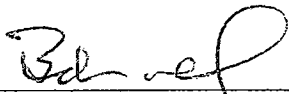
Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by LUIS CESAR SEPULVEDA AND MARIA M. SEPULVEDA, provides that it secures the payment of the indebtedness in the original principal amount of \$60,428.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED

2022 SEP 22 P 2:33


VICTORIA COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 10144
County Clerk, Victoria County, Texas

FILED

2022 SEP 27 P 4:19
M.A.
Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 22-5907

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: **12/6/2022**
- 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 ONE (1) , IN BLOCK NUMBER THREE (3) , OF TROPICAL ACRES, 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, PAGE 57 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 4/20/2018 and is recorded in the office of the County Clerk of Victoria County, Texas, under County Clerk’s File No 201804488, recorded on 4/23/2018, of the Real Property Records of Victoria County, Texas.

Property Address: 101 YUCCA DR VICTORIA Texas 77904

Trustor(s):	CHANTELLE R. GIRDY	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR RESIDENTIAL ACCEPTANCE CORPORATION, A GEORGIA CORPORATION, ITS SUCCESSORS AND ASIGNS
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Current Beneficiary:	THE MONEY SOURCE INC.	Loan Servicer:	THE MONEY SOURCE INC
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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
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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. #: 22-5907

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 CHANTELLE R. GIRDY, A SINGLE WOMAN. 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 by not limited to (1) the promissory note in the original principal amount of \$186,000.00, executed by CHANTELLE R. GIRDY, A SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR RESIDENTIAL ACCEPTANCE CORPORATION, A GEORGIA CORPORATION, ITS SUCCESSORS AND ASIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CHANTELLE R. GIRDY, A SINGLE WOMAN to CHANTELLE R. GIRDY. THE MONEY SOURCE INC. 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:

THE MONEY SOURCE INC.

135 Maxess Road
Melville, NY 11747
855-611-0550

Dated: 9.27.22

Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, WD Lawew, 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
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 22-5907

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

9720 Coit Road, Suite 220-228

Plano, Texas 75025

Attn: Trustee Department

3007 E MISTLETOE AVENUE
VICTORIA, TX 77901

00000009613092

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: December 06, 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 07, 2006 and recorded in Document CLERK'S FILE NO. 200610602 real property records of VICTORIA County, Texas, with JEFFERY COOKE AND UNA COOKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEFFERY COOKE AND UNA COOKE, securing the payment of the indebtednesses in the original principal amount of \$69,351.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK 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. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TRUIST BANK
1001 SEMMES AVENUE
MAIL CODE RVW 3014
RICHMOND, VA 23224

FILED

2022 OCT -6 P 3: 26

M. D.

M. D.
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: _____

3007 E MISTLETOE AVENUE
VICTORIA, TX. 77901

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00000009613092

VICTORIA

EXHIBIT "A"

BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER TWELVE (12), OF INWOOD TERRACE 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 2, PAGE 59 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

FILED

2022 OCT 13 P 2: 24

80
Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS
00000009608613

1804 MISSION DRIVE
VICTORIA, TX 77901

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: December 06, 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; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 202205324 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

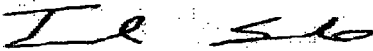


1804 MISSION DRIVE
VICTORIA, TX 77901

00000009608613

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: _____

1804 MISSION DRIVE
VICTORIA, TX 77901

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VICTORIA



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.

FILED

NATIONSTAR MORTGAGE LLC (CXE)
MAREK, NATHAN AND DONNA
309 RIATA, VICTORIA, TX 77901

VA 62-62-6-1180636
Firm File Number: 22-038769

2022 OCT 13 P 2: 28

SD

Debra Crider
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 4, 2013, NATHAN SCOTT MAREK AND DONNA RENEE MAREK HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 201301693, rerecorded on June 21, 2013, as Instrument 201307528 to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, December 6, 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 said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Victoria, State of Texas:

BEING LOT NUMBER TWENTY-NINE (29), IN BLOCK NUMBER ONE (1), OF RIATA, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 111C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Property Address: 309 RIATA
VICTORIA, TX 77901
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

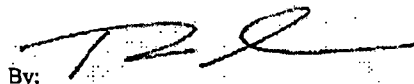
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

SUBSTITUTE TRUSTEE

Arnold Mendoza, Alexis Mendoza, Jennifer Sakiewicz, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson, Jo Woolsey, Bob Frisch, Vicki Hammonds, Janice Stoner or Jodi Steen
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day October 10, 2022.



By:
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for The Veterans Land Board of the State of
Texas

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

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER ONE (1), OF BREEZE 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 1, PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/31/2016 and recorded in Document 201609879 real property records of Victoria County, Texas.

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

Date: 12/06/2022

Time: 11:00 AM

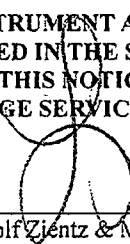
Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by CLARENCE LEE MACEK AND MITAYA MACEK, provides that it secures the payment of the indebtedness in the original principal amount of \$112,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED

2022 OCT 20 P 4:49

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

FILE No. 10154
County Clerk, Victoria County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County

Deed of Trust Dated: November 26, 2008

Amount: \$472,500.00

Grantor(s): ALICE HARDEMAN and ALONZO HARDEMAN

Original Mortgagee: URBAN FINANCIAL GROUP

Current Mortgagee: Cascade Funding Mortgage Trust HB5

Mortgagee Servicer and Address: c/o PHH MORTGAGE CORPORATION, One Mortgage Way, Mt. Laurel, NJ 08054

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 200814045

Legal Description: BEING LOT 9, BLOCK 5, WOODWAY III AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 6, PAGE 312, MAP AND PLAT RECORDS OF VICTORIA COUNTY TEXAS. Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on under Cause No. in the Judicial District Court of VICTORIA County, Texas.

Date of Sale: December 6, 2022 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JO WOOLSEY OR W.D. LAREW, ARNOLD MENDOZA, JOHN SISK, AMY ORTIZ, RAMON PEREZ, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSAN SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, RANDY DANIEL OR CINDY DANIEL, JIM O'BRYANT, JENNYFER SAKIEWICZ OR JANICE STONER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

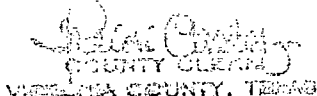
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2015-009441


Printed Name: Bob Frisch
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED
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2022 OCT 27 A 11:14

VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILE No. 10156
County Clerk, Victoria County, Texas

Deed of Trust Date:
6/22/2005

Grantor(s)/Mortgagor(s):
THOMAS L LEE, AND PAULA LEE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
NRZ Inventory Trust, U.S. Bank National Association as trustee

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200509261

Property County:
VICTORIA

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

Mortgage Servicer's Address:
1600 LBJ Freeway,
Farmers Branch, TX 75234

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 12/6/2022

Earliest Time Sale Will Begin: 11am

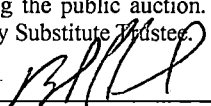
Place of Sale of Property: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

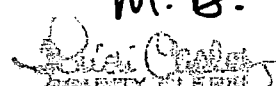
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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, 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

2022 NOV -3 P 12:48
M.B.

VICTORIA COUNTY, TEXAS

MH File Number: TX-20-78342-HE
Loan Type: Conventional Residential

TX-20-78342-HE

EXHIBIT "A"

Being 1.50 acre of land situated in Farm Lot 2, Block 2, Range 7 East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, said 1.50 acres being all of that 0.50 acre tract of land conveyed to Thomas L. Lee and wife, Donna R. Lee by deed dated 8/17/84 and recorded in Volume 1276, Page 332 of the Deed Records of Victoria County, Texas and all of Tract I (0.50 acre) and all of Tract II conveyed to Thomas L. Lee et ux Paula Lee by deed dated June 21, 1996 and recorded in Volume 226, Page 141 of the Official Records of Victoria County, Texas, said 1.50 acre tract of land being more fully described by metes and bounds as follows:

Beginning at an existing one inch pipe in the East line of that 50 foot wide roadway easement (described in Tract III to Thomas L. Lee et ux in Volume 226, Page 141) and locally known as Caraville Street, said pipe being the most Northwestern corner of the Lee Tract I (Volume 226, Page 141, Official Records) same being the most Southwestern corner of that 0.50 acre tract of land conveyed to Alfred Espinoza by deed recorded in Volume 979, Page 17 of the Deed Records of Victoria County, Texas, said pipe and Place of Beginning also being the most Northwestern corner of the herein described tract;

Thence, North 85 deg. 01' 00" East, a distance of 142.00 ft. along the North line of the Lee 0.50 acre tract of land, same being the South line of the Espinoza 0.50 acre tract of land to an existing one inch iron pipe, said pipe being the most Northeastern corner of the Lee 0.50 acre tract of land, same being the most Southeastern corner of the said Espinoza 0.50 acre tract of land, said pipe also being the most Northeastern corner of the herein described tract;

Thence, South 04 deg. 08' 00" East, a distance of 460.14 ft. along the East line of the Lee three 0.50 acre tract of land, same being the West line of that tract of land owned by Fred W. Sandhop Jr. to an existing 1/2 inch iron pipe, said pipe being the most Southeastern corner of the Lee 0.50 acre tract (Volume 1276, Page 332) same being the most Northeastern corner of that 1.17 acre tract of land conveyed to E.W. Hopkins by deed recorded in Volume 782, Page 644 of the Deed Records of Victoria County, Texas, said pipe also being the most Southeastern corner of the herein described tract;

Thence, South 85 deg. 01' 00" West, a distance of 142.00 ft. along the South line of the Lee 0.50 acre tract of land, same being the North line of the Hopkins 1.17 acre tract of land, to an existing one inch pipe in the East line of Caraville Street, said pipe being the most Southwestern corner of the said Lee 0.50 acre tract of land, same being the most Northwestern corner of the said Hopkins 1.17 acre tract of land, said pipe also being the most Southwestern corner of the herein described tract;

Thence, North 04 deg. 08' 00" West, (base bearing shown in Lee deeds) a distance of 460.14 ft. along the East line of Caraville Street, same being the West line of the Lee three 0.50 acre tracts of land to the Place of Beginning. Containing within these metes and bounds 1.50 acres of land.

Roadway Easement

TX-20-78342-HE

EXHIBIT "A" Cont.

In addition to the above described 1.50 acre tract of land the right to use that 50 foot wide roadway easement as described and granted to Thomas L. Lee as Tract III in Volume 226, Page 141 of the Official Records of Victoria County, Texas is also hereby granted.

Road Easement

The free and uninterrupted use, liberty, privilege and easement of passing in and along a certain way, in Victoria County, Texas described as follows, to-wit:

A tract of land situated in Farm Lot 2, Block 2, Range 7 East Above Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, the same being a portion of that 10.08 acre tract of land set apart, granted, released and confirmed unto Catherine N. Anders, wife of Adolph E. Anders, by Deed of Partition from Neil C. Hopkins et al, to Edward P. Dillon, et al dated the 24th day of September, 1948, and recorded in Volume 235, Page 603 of the Deed Records of Victoria County, Texas, (the said Catherine N. Anders 10.08 acre tract of land being referred to in said Deed of Partition as partition Tract No. 2) and described by metes and bounds as follows:

Beginning at an iron stake for corner in the Northerly line of said Anders 10.08 acre tract of land, the said place of beginning North 85 deg. 01' East a distance of 523.78 feet from a concrete monument at the Northwesterly corner of said Farm Lot No. 2;

Thence South 04 deg. 08' East a distance of 1316.3 feet parallel to the Easterly line of said 10.08 acre tract of land to an iron stake for corner in the Southerly line of said Anders 10.08 acre tract of land;

Thence South 85 deg. 01' West a distance of 50.0 feet along the Southerly line of said 10.08 acre tract of land to an iron stake for corner;

Thence North 04 deg. 08' West a distance of 1316.3 feet parallel to the Easterly line of said 10.08 acre tract of land to an iron stake for corner in the Northerly line of said 10.08 acre tract of land, the same being the Northerly line of said Farm Lot No. 2;

Thence North 85 deg. 01' East a distance of 50.00 feet along the Northerly line of said Anders 10.08 acre tract of land to the place of beginning, and containing 1.51 acres of land.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE 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 military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 24, 2021 and recorded under Clerk's File No. 202108026, in the real property records of VICTORIA County Texas, with Logan Fitzgerald and Clarissa McMullen Fitzgerald, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Logan Fitzgerald and Clarissa McMullen Fitzgerald, Husband and Wife securing payment of the indebtedness in the original principal amount of \$85,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Logan Fitzgerald. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

BEING A 1.504 ACRE TRACT OF LAND SITUATED IN THE JOSE MARIA COBARRUBIAS SURVEY, ABSTRACT NO. 9, VICTORIA COUNTY, TEXAS, AND BEING THAT SAME CALLED 1.50 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED FEBRUARY 22, 2019 CONVEYED FROM DOUGLAS E. MCDONALD AND CARRIE MCDONALD TO RENTALS FARM LLC AS RECORDED IN INSTRUMENT NO. 202000844 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS SAID 1.504 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 12/06/2022

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: VICTORIA County Courthouse, Texas at the following location: 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

TERMS OF SALE

A 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.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Arnold Mendoza, John Sisk, Alexis Mendoza, Sandra Mendoza, Amy Ortiz, Bob Frisch, Garrett Sanders, Janice Stoner, Jo Woolsey, Jodi Steen, Megan Ysassi, Ramon Perez, Vicki Hammonds, Jennyfer Sakiewicz, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 11/02/2022.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:

Printed Name: _____


Sandra Mendoza

C&M No. 44-22-2839

FILED

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Victoria County, Texas

Being a 1.504 acre tract of land situated in the Jose Maria Cobarrubias Survey, Abstract No. 9, Victoria County, Texas, and being that same called 1.50 acre tract of land described by Warranty Deed dated February 22, 2019 conveyed from Douglas E. McDonald and Carrie McDonald to Rentals Farm LLC as recorded in Instrument No. 202000844 of the Official Records of Victoria County, Texas; said 1.504 acre tract being more particularly described by metes and bounds on attached Exhibit "A".

EXHIBIT "A"

THE STATE OF TEXAS
THE COUNTY OF VICTORIA

BEING a 1.504 acre tract of land situated in the Jose Maria Cobarrubias Survey, Abstract No. 9, Victoria County, Texas, and being that same called 1.50 acre tract of land described by Warranty Deed dated February 22, 2019 conveyed from Douglas E. McDonald and Carrie McDonald to Rentals Farm LLC as recorded in Instrument No. 202000844 of the Official Public Records, Victoria County, Texas; said 1.504 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a point along the centerline of Keith Street (a 60-foot Roadway Easement) marking the west corner of the aforesaid Rentals Farm Tract, being along the northeast line of a called 1.50-acre tract of land described by Instrument to Jonathan David Bonds as recorded in Instrument No. 202012004 of the Official Public Records, Victoria County, Texas; and being the south corner of a called 1.23-acre tract of land described by Instrument to Joseph J. Hernandez and Joana O. Hernandez as recorded in Instrument No. 2020050726 of the Official Public Records, Victoria County, Texas for the west corner of the herein described tract;

THENCE, North 54°50'17" East (North 55°02'00" East), along the common line between said Rentals Farm Tract and the aforesaid 1.43-acre tract, at a distance of 30.00 feet passing a found 5/8" steel rebar along the northeast line of said Keith Street continuing for a total distance of 289.62 (290.00) feet to a found 5/8" steel rebar marking the north corner of said Rentals Farm Tract, being the east corner of said 1.23-acre tract, and being along the southeast line of a called 1.43-acre tract of land described by Instrument to Sandra Decker and Ilmarie Vestro as recorded in Instrument No. 201705229 of the Official Public Records, Victoria County, Texas for the north corner of the herein described tract;

THENCE, South 35°09'47" East (South 35°00'00" East), along the northeast line of said Rentals Farm Tract, with the southwest line of the aforesaid 1.43-acre tract and a called 1.50-acre tract of land described by Instrument to Arthur E. Wins, Jr. as recorded in Instrument No. 200905971 of the Official Public Records, Victoria County, Texas, a distance of 225.49 (225.40) feet to a found 5/8" steel rebar marking the east corner of said Rentals Farm Tract, being along the southwest line of the aforesaid 1.50-acre tract, and being the north corner of a called 1.23-acre tract of land described by Instrument to Kenneth L. Jones, Jr. and wife, Mellan Jones as recorded in Instrument No. 200211596 of the Official Public Records, Victoria County, Texas for the east corner of the herein described tract;

THENCE, South 33°02'50" West (Basis of Bearings), along the common line between said Rentals Farm Tract and the aforesaid 1.23-acre tract, at a distance of 250.00 feet passing a found 5/8" steel rebar along the northeast line of said Keith Street and continuing for a total distance of 290.00 (290.00) feet to a point along the centerline of said Keith Street, marking the south corner of said Rentals Farm Tract, same being the west corner of said 1.23-acre tract, and being along the northeast line of a called 0.75-acre tract of land described by Instrument to Fernando S. Hernandez and wife, Rosa Hernandez as recorded in Volume 1453, Page 255 of the Good Records, Victoria County, Texas for the south corner of the herein described tract;

THENCE, North 35°00'00" West (North 35°00'00" West), along the centerline of said Keith Street, with the common line between said Rentals Farm Tract, the aforesaid 0.75-acre tract, and the aforementioned Bonds 1.50-acre tract, a distance of 125.54 (125.50) feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 1.504-acre tract of land, more or less.