

309 BRAMBLE BUSH LN  
VICTORIA, TX 77904

00000009483330

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: July 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 January 25, 2010 and recorded in Document CLERK'S FILE NO. 201000976 real property records of VICTORIA County, Texas, with KENNETH JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KENNETH JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$160,846.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077

10 FILED 54 AM  
O'CLOCK

APR 21 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, 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: \_\_\_\_\_

309 BRAMBLE BUSH LN  
VICTORIA, TX 77904

0000009483330

0000009483330

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER TWO (2), OF BRAMBLE BUSH, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 6, PAGE 358, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

FILE No. 10077  
County Clerk, Victoria County, Texas

Our Case No. 22-02579-FC

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

THE STATE OF TEXAS  
COUNTY OF VICTORIA

11 FILED 38 AM  
O'CLOCK

**Deed of Trust Date:**  
February 17, 2015

**Property address:**  
107 TANGLEWOOD DR  
VICTORIA, TX 77901-0000

APR 21 2022

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

**Grantor(s)/Mortgagor(s):**  
GERADO RODRIGUEZ , A SINGLE MAN

**LEGAL DESCRIPTION:** BEING Lot Number Nineteen (19), in Block Number Three (3), of Tanglewood Section II, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 4, Page 21, of the Plat Records of Victoria County, Texas.

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

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

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** JULY 5, 2022

**Property County:** VICTORIA

**Original Trustee:** GENEVA B. TURNER

**Recorded on:** February 19, 2015  
**As Clerk's File No.:** 201501875  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Arnold Mendoza, Alexis Mendoza, Sandra Mendoza,  
Elizabeth Anderson, Marinosci Law Group PC, Jo Woolsey,  
Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen,  
Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz,  
Auction.com

**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 and/or Mortgage Servicer 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 Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson, Marinosci Law Group PC, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, 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, **JULY 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



4746631

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.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer 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, April 18<sup>th</sup> 2022

MARINOSCI LAW GROUP PC

By:   
SAMMI HOODA  
MANAGING ATTORNEY

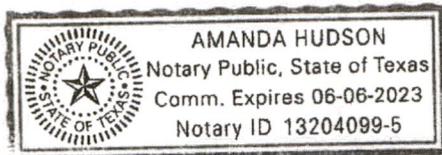
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 18<sup>th</sup> day of April 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)

Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023  
Amanda Hudson  
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 22-02579

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

## 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: 07/05/2022

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

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

4 FILED 2:46 pm  
O'CLOCK

APR 28 2022

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



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.

1714 BONHAM DRIVE  
VICTORIA, TX 77901

00000009474446

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: July 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 July 05, 2001 and recorded in Document CLERK'S FILE NO. 200108609; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201806912 real property records of VICTORIA County, Texas, with DENISE J MADDEN AND DENNIS MADDEN AND DOROTHY MADDEN, grantor(s) and MILDOR CORP DBA COMMUNITY 1ST MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DENISE J MADDEN AND DENNIS MADDEN AND DOROTHY MADDEN, securing the payment of the indebtednesses in the original principal amount of \$49,012.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

4 FILED 28 pm  
O'CLOCK

APR 28 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, 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: \_\_\_\_\_

1714 BONHAM DRIVE  
VICTORIA, TX 77901

0000009474446

0000009474446

VICTORIA

**EXHIBIT "A"**

BEING LOT NUMBER THIRTY-NINE (39), IN BLOCK NUMBER SEVEN (7), OF INWOOD TERRACE SECTION III, 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, AT PAGE 60 OF THE MAP RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Carrington Foreclosure Services, LLC

P.O. Box 3309

Anaheim, California 92803

For Sale Information: (888) 313-1969

For Reinstatement Requests: 1-866-874-5860

Pay Off Requests: 1-800-561-4567

TS#: 22-26606

FILE No.

10082  
County Clerk, Victoria County, Texas

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 4/9/2007, Roxanne Rodriguez, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of David W. Mann, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, as nominee for Citizens Mortgage Corp., a Texas Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$101,900.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, as nominee for Citizens Mortgage Corp., a Texas Corporation, which Deed of Trust is Recorded on 4/10/2007 as Volume 200704516, Book , Page , Loan Modification recorded on 5/29/2013 as Instrument No. 201306469 in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Being Lot Number Fifteen (15), in Block Number Five (5), of Fleetwood Subdivision Section II, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 6, Page 87, of the Plat Records of Victoria County, Texas.**

Commonly known as: **130 BYRON LANE, VICTORIA, TX 77901**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Ramon Perez, Garrett Sanders, Megan Ysassi, John Sisk, Amy Ortiz** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **7/5/2022 at 11:00 AM**, or no later than three (3) hours after such time, in **Victoria** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET** Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901

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



4748348

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

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

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

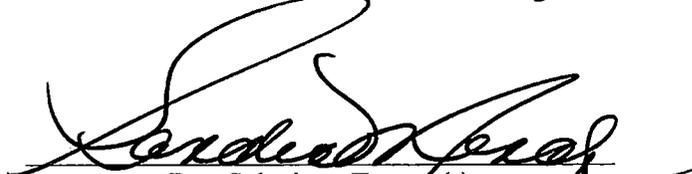
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 5/10/2022



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

WITNESS, my hand this 5.12.22



By: Substitute Trustee(s)  
Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra  
Mendoza, Vicki Hammonds, Jodi Steen, Ramon  
Perez, Garrett Sanders, Megan Ysassi, John Sisk,  
Amy Ortiz

C/O Carrington Foreclosure Services, LLC  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

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

10:20 FILED A.M.  
O'CLOCK

MAY 12 2022

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

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/3/2006

**Original Beneficiary/Mortgagee**  
AMERICAN GENERAL FINANCIAL SERVICES, INC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200612186

**Mortgage Servicer:**  
Rushmore Loan Management Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee

**Grantor(s)/Mortgagor(s):**  
RALPH BELTRAN AND WIFE, MARIA BELTRAN  
ALSO KNOWN AS AND APPEARING OF RECORD AS  
MARIA ADELA GARCIA BELTRAN  
**Current Beneficiary/Mortgagee:**  
Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as indenture trustee of Citigroup Mortgage Loan Trust 2017-RP1  
**Property County:**  
VICTORIA

**Mortgage Servicer's Address:**  
15480 Laguna Canyon Road, Suite 100,  
Irvine, CA 92618

**Legal Description:** BEING LOT NUMBER FOUR (4), IN BLOCK G, OF PUTNEY-MOORE SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 68, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS

**Date of Sale:** 7/5/2022

**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.

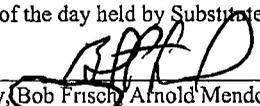
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

1 FILED 43 PM  
O'CLOCK

MAY 19 2022

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

FILE No. 10086  
County Clerk, Victoria County, Texas

10:55 FILED  
O'CLOCK A.M.

## Notice of Substitute Trustee Sale

MAY 26 2022

T.S. #: 22-5907

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

**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: **7/5/2022**

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 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.

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**

Current Beneficiary: **THE MONEY SOURCE INC.** Loan Servicer: **THE MONEY SOURCE INC**

Current Substituted Trustees: **Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, WD Larew, Elizabeth Anderson, Rick Snoko, 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.

**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 ASSIGNS; (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

T.S. #: 22-5907

Dated: 5-26-22

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

2402 College Drive, Victoria, TX 77901

22-004937

**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: 07/05/2022

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. WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 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.

10:56 FILED 10 O'CLOCK A.M.

MAY 26 2022

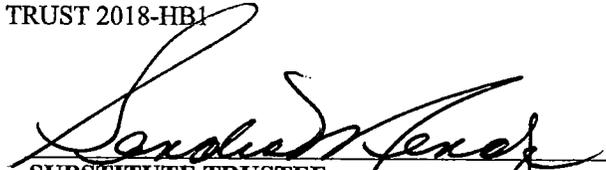
Heidi Easley  
Clerk County Court, Victoria County, Texas  
By *M-E* Deputy



4750255

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 Celinx, as Mortgage Servicer, is representing the current Mortgagee whose address is:

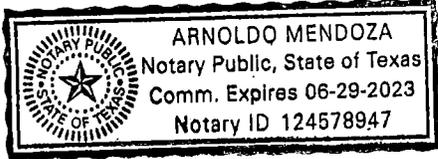
WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1  
2900 Esperanza Crossing  
Austin, TX 78758

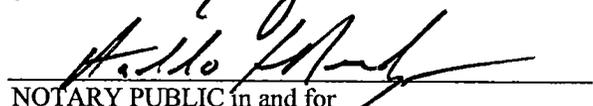
  
SUBSTITUTE TRUSTEE  
Arnold Mendoza, Alexis Mendoza, Sandra Mendoza,  
Elizabeth Anderson  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF WUBCGS

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 26 day of May, 2022.



  
NOTARY PUBLIC in and for  
WUBCGS COUNTY  
My commission expires: 6.29.23  
Print Name of Notary: Arnoldo Mendoza

**CERTIFICATE OF POSTING**

My name is Sandra Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 5.26.22 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: Sandra Mendoza  
Date: 5.26.22

21-071326

FILE No. 10088  
County Clerk, Victoria County, Texas

**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)**

<b>Deed of Trust Date:</b> July 26, 2017	<b>Original Mortgagor/Grantor:</b> JUDY RODRIGUEZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR NEW PENN FINANCIAL, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201709096	<b>Property County:</b> VICTORIA
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

\* 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 \$141,585.00, executed by JUDY RODRIGUEZ and payable to the order of Lender.

**Property Address/Mailing Address:** 405 A LARKSPUR ST, VICTORIA, TX 77904

**Legal Description of Property to be Sold:** BEING LOT NUMBER NINE A (9A), IN BLOCK NUMBER ONE (1), OF A.C. CASBEER SUBDIVISION NO. 6, 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, AT PAGE 94B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

PARCEL ID: 07019-001-009A0

<b>Date of Sale:</b> July 05, 2022	<b>Earliest time Sale will begin:</b> 11:00AM
------------------------------------	---

**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, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson whose address is 750 Highway 121 BYP Suite



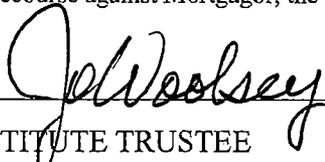
100 Lewisville, TX 75067 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in 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 *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* 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, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 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, Susana Sandoval, Sandra Mendoza, Elizabeth Anderson whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 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.

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE

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

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

FILED

2022 MAY 26 P 2:13

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, by that one certain Texas Home Equity Security Instrument dated June 7, 2018, recorded under Document No. 201806672, in the Official Public Records of Victoria County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Eloisa C. Mejia (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated June 7, 2018, in the original principal sum of \$172,000.00 executed by Eloisa C. Mejia and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, Texas Dow Employees Credit Union ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, Beneficiary obtained an Order in Cause Number 22-03-88416-D, styled *In Re: Order for Foreclosure Concerning 704 Whitewing St., Victoria, Texas 77905*, dated May 17, 2022, allowing Beneficiary to sell the Property pursuant to the Deed of Trust and TEX. PROP. CODE §51.002; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Jo Woolsey or Bob Frisch or Janice Stoner or Jodi Steen or James L. Hollerbach, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Victoria County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below),

and after having filed this Notice in the Foreclosure Records of Victoria County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the Area in front of the east door of the Victoria County Courthouse building located at 115 N. Bridge Street, Victoria County, Texas, or as designated by the County Commissioners Court at 11:00 a.m. (at the earliest), or within three (3) hours thereafter, on July 5, 2022, that being the first Tuesday of that month.

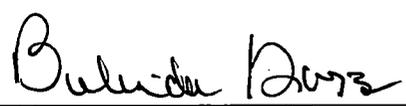
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Ste. 1800, San Antonio, Texas 78205.**

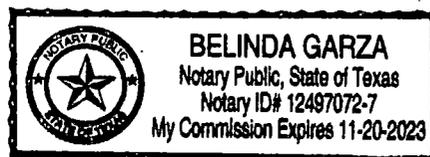
Executed in multiple originals on this 9<sup>th</sup> day of June, 2022.

  
Jo Woolsey or Bob Frisch or Janice Stoner or  
Jodi Steen or James L. Hollerbach,  
Substitute Trustee  
6700 N. New Braunfels Avenue,  
San Antonio, Texas 78209

STATE OF TEXAS       §  
                                  §  
COUNTY OF Victoria §

This instrument was acknowledged before me on the 9<sup>th</sup> day of June, 2022, by Jo Woolsey or Bob Frisch or Janice Stoner or Jodi Steen or James L. Hollerbach, Substitute Trustee, on behalf of said Trust.

  
\_\_\_\_\_  
Notary Public, State of Texas



**PROPERTY DESCRIPTION**

Being Lot Number Nineteen (19), in Block Number Eight (8), of Quail Creek West Blocks Seven (7), Eight (8), Sixteen (16) and Seventeen (17), an addition in Victoria County, Texas, according to the established map and plat of record in Volume 5, Page 29, of the Plat Records of Victoria County, Texas.

2:15 FILED P.M.  
0'CLOCK

JUN 09 2022

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

**EXHIBIT "A"**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

June 9, 2022

10 FILED SSAM  
O'CLOCK

**NOTE:**

JUN 13 2022

Date: April 22, 2021  
Maker: Tengo Mas, LLC  
Payee: World Business Lenders, its successors and assigns  
Original principal amount: \$400,000.00

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

**DEED OF TRUST:**

Date: April 23, 2021 (effective date)  
Grantor: Tengo Mas, LLC  
Trustee: James E. Cuellar  
Beneficiary: World Business Lenders, its successors and assigns  
Recording data: Recorded under Clerk's File No. 202105221, Official Public Records of Victoria County, Texas.

**LENDER:** WBL SPO I, LLC

**MORTGAGE SERVICER:** World Business Lenders, LLC  
P.O. Box 1685  
Cranford, NJ 07016

The above-named mortgage servicer is representing the above-named lender under a servicing agreement with said lender.

**BORROWER:** Tengo Mas, LLC

**PROPERTY:** See Exhibit "A" attached hereto.

Commonly known as: 1403 N. Liberty Street, Victoria, TX 77901

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

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

**ORIGINAL TRUSTEE:** James E. Cuellar  
440 Louisiana, Suite 718  
Houston, Texas 77002  
(713) 222-1281



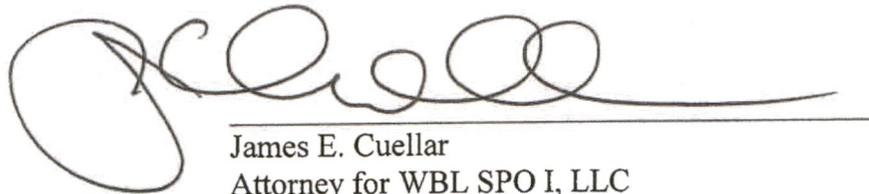
4751673

**SUBSTITUTE TRUSTEES:**

Jeffrey D. Stewart  
D. Brent Wells  
440 Louisiana, Suite 718  
Houston, Texas 77002  
(713) 222-1281

ARNOLD MENDOZA, ALEXIS MENDOZA, SANDRA  
MENDOZA, ELIZABETH ANDERSON  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038

**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.**



James E. Cuellar  
Attorney for WBL SPO I, LLC

**PLACE OF SUBSTITUTE TRUSTEE'S 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.

**TEXAS BUSINESS AND COMMERCE CODE NOTICE**

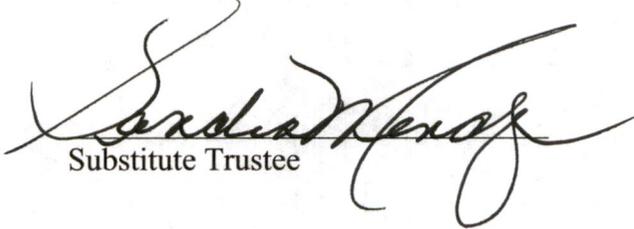
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

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 9.604 of the Texas Business and Commerce Code.

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 by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

**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 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.**

  
Substitute Trustee

# EXHIBIT "A"

## Legal Description

Being 28,735.4 square Feet out of Lots No. Three (3) and Four (4), in Block No. Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said Addition of record in Volume 1, Page 29, of the Map and plat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.

## Commonly Known As:

1403 N. Liberty Street, Victoria, TX, 77901

## Parcel ID:

35100-019-00300

**EXHIBIT "A"**

**Being 28,735.40 square Feet out of Lots No. Three (3) and Four (4), in Block No. Nineteen (19), of Hall's Addition, an addition to the City of Victoria, Victoria County, Texas, according to the established map and pint of said Addition of record in Volume 1, Page 29, of the Map and flat Records of Victoria County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for any and all purposes.**

**Exhibit A:**

**BEING a 28,735.4 square foot tract of land and being a portion of Lots Three (3) and Four (4), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1 Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Eldor Distributing, Inc. to Lynn Mutschler according to Instrument #201107654 of the Official Records of said County, said 28,735.4 square foot tract of land being mme fully described by metes and bounds as follows:**

**BEGINNING at a 5/8 inch diameter steel rebar found marking the intersection of the south right-of-way line of Guadalupe St (55.6' R.O.W.) and the west right-of-way line of N. Liberty St. (55.6' LOW.), at the northeast corner of the tract herein described;**

**THENCE, South 04 deg. 33' 00" East, along the said west right-of-way line of N. Liberty St., a distance of 278.51 feet to a 5/8 Inch diameter steel rebar found marking the Intersection of the said west right-of-way line of N. Liberty St., and the north right-of-way line of San Antonio St. (55.6' ROW.), at the southeast corner of the tract herein described;**

**THENCE, South 85 deg. 27' 00" West, along the said north right-of-way line of San Antonio St. a distance of 90.14 fret to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tact herein described, is, the east line of the Southern Pacific Railroad;**

**THENCE, North 09 deg. 53' 48" West, along the common line of said railroad, a distance of 279.73 feet in a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the said south right-of-way line of Guadalupe St.;**

**THENCE, North 85 deg. 27' 00" East, along the said south right-of-way line of Guadalupe St., a distance of 116.21 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 28,735.4 square foot tract of land, more or less.**

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

**Bearings are based ON bearings of record in Volume 1, Page 29 of the Plat Records of**

**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: December 5, 2011  
Grantor(s): Cynthia Beeson Cotner  
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture  
Original Principal: \$128,000.00  
Recording Information: Instrument Number 201112120, re-recorded in Instrument Number 201112471  
Property County: Victoria  
Property: Being Lot Number Sixteen (16), in Block number Eight (8), of Quail Creek West Block Seven, Eight, Sixteen and Seventeen, an addition in Victoria County, Texas, according to the established map and plat of said addition of record in Volume 5, Page 29 of the Plat Records of Victoria county Texas, to which reference is heremade for descriptive purposes. Subject, However, to those certain restrictions and conditions of record in Volume 5, Page 29 of the Plat records of Victoria county, Texas, to which reference is heremade for descriptive purposes.  
Property Address: 710 Whitewing  
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: United States Department of Agriculture, Rural Housing Service  
Mortgage Servicer: USDA Rural Development  
Mortgage Servicer Address: 4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120

**SALE INFORMATION:**

Date of Sale: July 5, 2022  
Time of Sale: 11:00 AM or within three hours thereafter.  
Place of Sale: 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, 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, Janice Stoner, Jodi Steen, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act.  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner, Jodi Steen, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

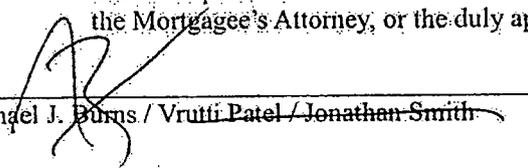
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, 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. The herein appointed Substitute Trustees, 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.

  
Michael J. Burns / Vrutti Patel / Jonathan Smith

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on \_\_\_\_\_, I filed at the office of the Victoria County Clerk to be posted at the Victoria County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

Padgett Law Group  
5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

**FILED** *RO*

2022 JUN 13 A 11:06

*Debra Carter*  
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:** 06/30/2015  
**Grantor(s):** KEVIN MOZISEK, JOINED HEREIN PRO FORMA BY HIS SPOUSE, MIRANDA MOZISEK  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CAPITAL ONE, N.A., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$236,967.00  
**Recording Information:** Instrument 201507165  
**Property County:** Victoria  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 103 GABBIANO COURT, VICTORIA, TX 77904

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 55 Beattie Place, Suite 110, Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of July, 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, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Braden Barnes, Rachel Donnelly, 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, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Braden Barnes, Rachel Donnelly, 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 *Ro*  
2022 JUN 13 A 11:07  
*Debi Green*  
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, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Braden Barnes, Rachel Donnelly, 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 LOT NUMBER FIFTY SEVEN (57), IN BLOCK NUMBER TWO (2), OF TUSCANY SECTION 1C-PHASE 2, 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 85C-D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

JUN 14 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

The State of Texas §  
  §  
County of Victoria §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 7, 2020, Rudolph Longoria and Lori Longoria conveyed to John Griffin, Jr., as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Lot 7, Block 11, Aker's Subdivision No. 2, 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 7, Plat Records, Victoria County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$60,000.00 executed by Rudolph Longoria and Lori Longoria, and made payable to the order of Steven M. McKinney and Jill A. McKinney (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 202005011 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of John Griffin, Jr., Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

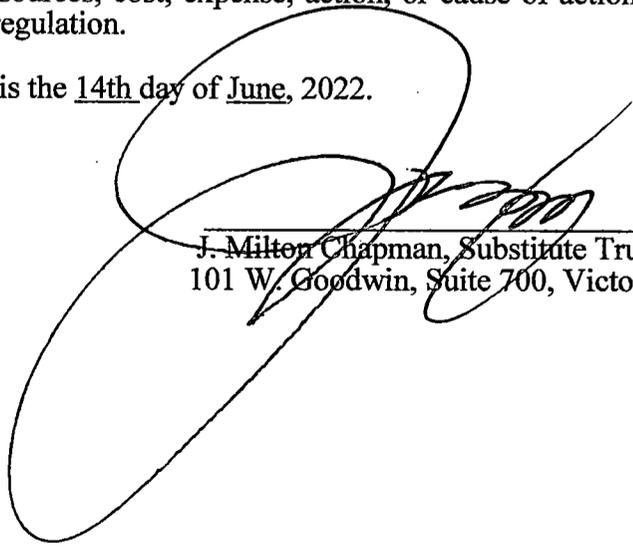
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 5, 2022, I will sell for cash the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, being in the area in front of the east door of the Victoria County Courthouse, 115 N. Bridge, Victoria, TX, to the highest bidder. The time at which the sale will begin will be 1030 am, or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 14th day of June, 2022.

  
\_\_\_\_\_  
J. Milton Chapman, Substitute Trustee  
101 W. Goodwin, Suite 700, Victoria, TX 77901

**Victoria County, Texas and Instrument # 201107654 of the Official Records of Victoria  
County, Texas.**