

FILE No. 10044
County Clerk, Victoria County, Texas

1706 EAST VIRGINIA AVENUE
VICTORIA, TX 77901

0000009326281

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: May 03, 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 May 20, 2010 and recorded in Document CLERK'S FILE NO. 201004674 real property records of VICTORIA County, Texas, with SAMUEL BRITO JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SAMUEL BRITO JR, securing the payment of the indebtednesses in the original principal amount of \$103,604.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

FILED

2022 MAR -3 A 8:40

J. Cole
COUNTY CLERK
VICTORIA COUNTY, TEXAS



1706 EAST VIRGINIA AVENUE
VICTORIA, TX 77901

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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: _____

1706 EAST VIRGINIA AVENUE
VICTORIA, TX 77901

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VICTORIA

EXHIBIT "A"

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER FIVE (5), OF BON-AIRE 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 245, PAGE 581 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

1103 Westwood St, Victoria, TX 77901

22-000708

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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1. Date, Time, and Place of Sale.

Date: 05/03/2022

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 12/12/2014 and recorded in the real property records of Victoria County, TX and is recorded under Clerk's File/Instrument Number 201414029, with Jonathon Thomas Guerra and Abigail L. Guerra (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Choice Loan Services Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jonathon Thomas Guerra and Abigail L. Guerra, 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. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT NUMBER TWENTY-SIX (26), IN BLOCK NUMBER NINETEEN (19), OF TANGLEWOOD SECTION IX, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 6, PAGE 65 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

1 FILED 38 pm
O'CLOCK

MAR 24 2022

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



4744334

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. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

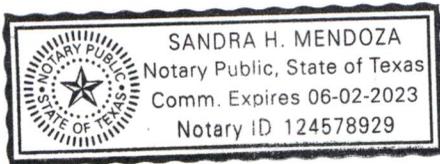


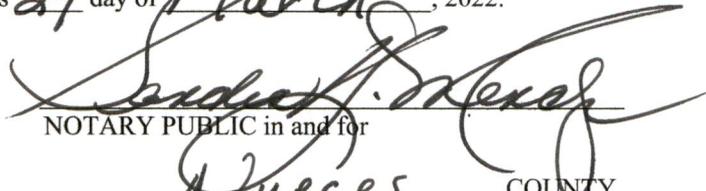
SUBSTITUTE TRUSTEE
Arnold Mendoza, ~~Alexis Mendoza, Sandra Mendoza,~~
Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF NUECES

Before me, the undersigned authority, on this day personally appeared Arnold 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 24th day of March, 2022.





NOTARY PUBLIC in and for
Nueces COUNTY
My commission expires: _____
Print Name of Notary:
Sandra H. Mendoza

CERTIFICATE OF POSTING

My name is Arnold Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3.24.22 I filed at the office of the Victoria County Clerk and caused to be posted at the Victoria County courthouse this notice of sale.



Declarants Name: Arnold Mendoza
Date: 3.24.22

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILE No. 10063
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: 5/3/2022

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.

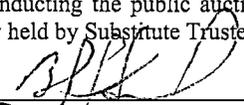
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

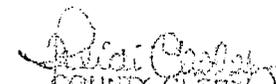
Notice Pursuant to Tex. Prop. Code § 51.002(i):

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 MAR 31 P 12:34


COUNTY CLERK
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 Nell C. Hopkins et al, to Edward P. Dillion, 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.

MAR 31 2022

Notice of Substitute Trustee Sale

T.S. #: 22-5751

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: **5/3/2022**
- 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:

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 8/1/2005 and is recorded in the office of the County Clerk of Victoria County, Texas, under County Clerk's File No 200511158 recorded on 8/9/2005 in Book Page of the Real Property Records of Victoria County, Texas.

478 RABBIT RUN ROAD
VICTORIA, TX 77905

Trustor(s):	CHARLIE NAISER JR	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for Amerifund Financial Inc dba, its successors and assigns
Current Beneficiary:	U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 BKM-TT	Loan Servicer:	Rushmore Loan Management Services, LLC
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 CHARLIE G. NAISER, JR., A SINGLE PERSON. 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 \$125,993.00, executed by CHARLIE G. NAISER, JR., A SINGLE PERSON, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Amerifund Financial Inc dba, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CHARLIE G. NAISER, JR., A SINGLE PERSON to CHARLIE NAISER JR. U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 BKM-TT is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

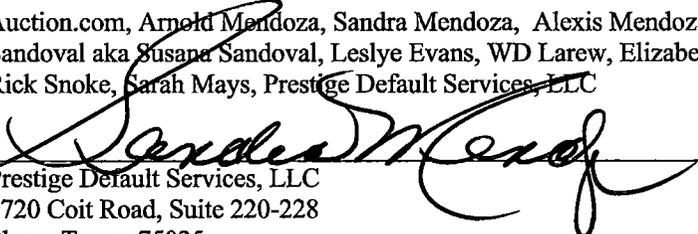
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of 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:

U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 BKM-TT
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618
(888) 504-6700

Dated 3.31.22

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

EXHIBIT "A"

Situate, lying and being in the County of Victoria, State of Texas, described as follows:

Being a 5.00 acre tract of land situated in the Allen Talbott Survey Abstract 336 in Victoria County, Texas, said 5.00 acre tract of land being the same 5.00 acre tract of land conveyed to Raymond and Joe Rodriguez by deed recorded in Instrument No. 200312822 of the Official Records of Victoria County, Texas, said 5.00 acre tract of land being more fully described by metes and bounds as follows:

Beginning at a 60d nail in the centerline of Rabbit Run Road (60 foot wide roadway easement as recorded in Volume 1359 Page 808 of the Deed Records of Victoria County, Texas, said 60d nail bears, N. 55° 22' 07" E., a distance of 1802.52 feet from the intersection of said centerline of Rabbit Run Road and the Northeast right-of-way line of Boehm Road (40 feet in width) said 60d nail being the most Southern corner of the said Rodriguez 5.00 acre tract of land, same being the most Eastern corner of that 5.00 acre tract of land conveyed to Guadalupe Guardo, Sr. by deed recorded in Volume 46 Page 743 of the Official Records of Victoria County, Texas, said 60d nail and place of beginning also being the most Southern corner of the herein described tract;

Thence, N. 35° 00' 04" W., a distance of 30.00 feet along the Southwest line of the said Rodriguez 5.00 acre tract of land same being the Northeast line of the said Guardo 5.00 acre tract of land to an existing iron rod in the Northeast right-of-way line of Rabbit Run Road and Thence continuing along same line N 35° 00' 34" W., a distance of 695.00 feet for a total distance of 725.00 feet to an existing iron rod, said iron rod being the most Western corner of the said Rodriguez 5.00 acre tract of land, same being the most Northern corner of the said Guardo 5.00 acre tract of land, said iron rod also being the most Western corner of the herein described tract;

Thence, N. 55° 22' 07" E., a distance of 300.42 feet along the Northwest line of the said Rodriguez 5.00 acre tract of land to an existing iron rod, said iron rod being the most Northern corner of the said Rodriguez 5.00 acre tract of land, same being the most Western corner of that 5.00 acre tract of land conveyed to Roland Delaney by deed recorded in Volume 1048 Page 214 of the Deed Records of Victoria County, Texas, said iron rod also being the most Northern corner of the herein described tract;

Thence, S. 35° 00' 34" E., (base bearing shown in Delaney Deed) a distance of 695.00 feet along the Northeast line of the said Rodriguez 5.00 acre tract of land, same being the Southwest line of the said Delaney 5.00 acre tract of land, to an existing iron rod in the said North right-of-way line of Rabbit Run Road, and Thence, Continuing along same line S. 35° 00' 34" E., a distance of 30.00 feet for a total distance of 725.00 feet to a 60d nail in the centerline of said Rabbit Run Road, said nail being the most Eastern corner of the said Rodriguez 5.00 acre tract of land, same being the most Southern corner of the said Delaney 5.00 acre tract of land, said 60d nail also being the most Eastern corner of the herein described tract;

Thence, S. 55° 22' 07" W., a distance of 300.42 feet along the centerline of Rabbit Run Road, same being the Southeast line of the said Rodriguez 5.00 acre tract of land to the place of beginning containing within these metes and bounds 5.00 acres of land of which 0.207 acre is within the said existing 60 foot wide roadway easement known as Rabbit Run Road.

The above described 5.00 acre tract of land is subject to one-half (30 feet) of the existing 60 foot wide roadway easement locally known as Rabbit Run Road (Roadway easement recorded in Volume 1359 Page 808 of the Deed Records of Victoria County, Texas), said 30 foot wide portion being along and adjacent to the Southeast line of the above described 5.00 acre tract of land.

In addition to the above described 5.00 acre tract of land the right to use that 6.49 acre roadway easement granted to Victoria County, Texas by said deed recorded in Volume 1359 Page 808 of the Deed Records is also granted. Said 6.49 acre roadway easement is locally known as Rabbit Run Road and is maintained by said Victoria County.

I hereby certify that the above fieldnote description is based on a survey made on the ground, under my supervision, in March 2004 and July 2005, and is true and correct to the best of my knowledge and belief.

Tract II: A non-exclusive easement across the following tract:

Being 6.49 acres of land situated in the Allen Talbott Survey, Abstract 336, in Victoria County, Texas, and being a portion of that certain 204.5 acre tract of land conveyed by Barbara M. Thormalen, Claude A. Thormalen, and JoAnn Burger to Joe Lee Evans, H. E. Stevenson and W. S. Brown by deed dated August 24, 1978 and recorded in Volume 996, Page 351 of the Deed Records of Victoria County, Texas, said 6.49 acres of land being more fully described by metes and bounds as follows:

Commencing at an iron rod set at the base of a corner post marking the most Southern corner of the said Joe Lee Evans, et al 204.5 acre tract of land, same being the most Western corner of a 120 acre tract of land conveyed to J. M. Pettey by A. W. Burroughs by deed dated January 1, 1902 and recorded in Volume 46, Page 232 of the Deed Records of Victoria County, Texas, said iron rod also being in the Northeast right-of-way line of Boehm Road, 40 feet in width, Thence, N. 35 deg. 00' 00" W distance of 984.78 feet along the Northeast right-of-way line of Boehm Road, same being the Southwest line of the said Joe Lee Evans, et al 204.5 acre tract of land to an iron rod set for the place of beginning, said place of beginning also being the most Western corner of the herein described roadway easement;

Thence, N. 55 deg 22' 07" E., a distance of 4569.54 feet to the point of curvature of a curve to the left;

Thence, in a Northeasterly direction along the said curve to the left, having a radius of 50.00 feet, a central angle of 36 deg. 52' 12", a distance of 32.18 feet (chord bearing and distance N. 36 deg. 56' 01" E.; 31.62 feet) to the point of reverse curvature from the said curve to the left to a curve to the right;

Thence, in a Northeasterly direction along the said curve to the right having a radius of 50.00 feet, a central angle of 253 deg. 44' 22", a distance of 221.43 feet (chord bearing and distance S. 34 deg. 37' 53" E.; 80.00 feet) to the point of reverse curvature from the said curve to the right to a curve to the left;

Thence in a Southwesterly direction along the said curve to the left having a radius of 50.00 feet, a central angle of 36 deg. 52' 12", a distance of 32.18 feet (chord bearing and distance S. 73 deg. 48' 13" W.; 31.62 feet) to the point of tangency of said curve;

Thence, S. 55 deg. 22' 07" W., a distance of 4569.16 feet to an iron rod set in the Southwest line of the said Joe Lee Evans, et al 204.5 acre tract of land, same being the North-east right-of-way line of Boehm Road, said iron rod also being the most Southern corner of the herein described roadway easement;

Thence, N. 35 deg. 00' 04" W., a distance of 60.00 feet along the Northeast right-of-way line of Boehm Road to the place of beginning, containing within these metes and bounds 6.49 acres of land.

FILE No. 10065
 County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

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

MORTGAGE SERVICER INFORMATION:

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

SALE INFORMATION:

Date of Sale	05/03/2022
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The area in front of the East door of the Courthouse building, located at 115 North Bridge Street County Courthouse in Victoria County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Janice Stoner, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

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

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

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

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

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

NOTICE OF TRUSTEE'S SALE

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

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

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

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

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

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

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

Dated April 4, 2022.

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

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

3 FILED 31 pm
O'CLOCK

APR 07 2022

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

THIRD AMENDED NOTICE OF TRUSTEE FORECLOSURE SALE

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

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

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

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

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

Date: May 3, 2022

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

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

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

2:47 FILED P.M.
O'CLOCK

APR 08 2022

By M-D
Holdi Easley
Clerk County Court, Victoria County, Texas
Deputy

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

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

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

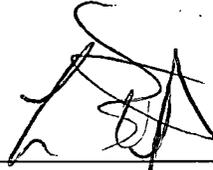
4. **Type of Sale.** The sale is a home equity deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by deed of trust executed by **Genaro Garcia and Alma Garcia**, and pursuant to a court order approving foreclosure. The deed of trust is dated June 3, 2016, and recorded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

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

Questions concerning the sale may be directed to the undersigned.

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

DATED: April 7, 2022



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



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

FILE No. 10072
 County Clerk, Victoria County, Texas
NOTICE OF TRUSTEE'S SALE

FILED

2022 APR 12 P 2:23

DEED OF TRUST INFORMATION:

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

[Signature]
 Deirdre Caskey
 COUNTY CLERK
 VICTORIA COUNTY, TEXAS

MORTGAGE SERVICER INFORMATION:

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

SALE INFORMATION:

Date of Sale	05/03/2022
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The area in front of the East door of the Courthouse building, located at 115 North Bridge Street County Courthouse in Victoria County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Janice Stoner, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

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

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

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

NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

Dated April 4, 2022.

/s/ Selim H. Taherzadeh

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

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

(a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Cascade Funding Mortgage Trust HB7, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 201 Cannon Road, Victoria, TX 77904 and legal description as described in the Real Property Records of Victoria County, Texas as follows:

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

2. The name and last known address of each respondent subject to the order are:

Katherine Wolter

201 Cannon Road
Victoria, TX 77904

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument No. 201012350, in the Real Property Records of Victoria County, Texas.
4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.
5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.
6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this ____ day of _____, 2022.

Signed: 2/24/2022 11:37 AM



Judge Presiding

Agreed as to form and substance:

/s/ Jerome Brown

Jerome Brown

Attorney for Respondent, Katherine Wolter

/s/ Scott H. Crist

Scott H. Crist

Attorney for Petitioner

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Michael Linke on behalf of Scott Crist
Bar No. 24057814
ml@taherzlaw.com
Envelope ID: 62031464
Status as of 2/24/2022 8:17 AM CST

Associated Case Party: KatherineDWolter

Name	BarNumber	Email	TimestampSubmitted	Status
jerome Brown		jerome@brownbankruptcy.com	2/23/2022 9:40:34 PM	SENT

Associated Case Party: Occupant of the Property

Name	BarNumber	Email	TimestampSubmitted	Status
jerome Brown		jerome@brownbankruptcy.com	2/23/2022 9:40:34 PM	SENT