

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County

Deed of Trust Dated. April 9, 2002

Amount. \$57,300 00

Grantor(s): ALONZO HENDERSON and BERDIE J HENDERSON

Original Mortgagee. MILDOR CORPORATION DBA COMMUNITY FIRST MORTGAGE

Current Mortgagee: FIRST HORIZON HOME LOANS

Mortgagee Address: FIRST HORIZON HOME LOANS, 4000 Horizon Way, Irving, TX 75063

Recording Information: Document No 200204677

Legal Description: BEING LOT NUMBER NINE (9), IN BLOCK NUMBER SEVEN, (7), OF BLUERIDGE SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 327, AT PAGE 293 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES

WHEREAS BERDIE J HENDERSON is deceased

Date of Sale November 1, 2022 between the hours of 11 00 AM and 2 00 PM

Earliest Time Sale Will Begin: 11 00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51 002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted

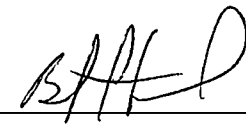
JO WOOSLEY OR W/D LAREW, ARNOLD MENDOZA, JOHN SISK, AMY ORTIZ, RAMON PEREZ, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT OR JANICE STONER have been appointed as Substitute Trustee(s), ('Substitute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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002260


Printed Name Bob Frisch
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

3 FILED 22pm
O'CLOCK

AUG 11 2022

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



FILE No. 10122
County Clerk, Victoria County, Texas



2 pgs
N

202209083

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VICTORIA County

Deed of Trust Dated: April 9, 2002

Amount: \$57,300.00

Grantor(s): ALONZO HENDERSON and BERDIE J HENDERSON

Original Mortgagee: MILDOR CORPORATION DBA COMMUNITY FIRST MORTGAGE

Current Mortgagee: FIRST HORIZON HOME LOANS

Mortgagee Address: FIRST HORIZON HOME LOANS, 4000 Horizon Way, Irving, TX 75063

Recording Information: Document No. 200204677

Legal Description: BEING LOT NUMBER NINE (9), IN BLOCK NUMBER SEVEN, (7), OF BLUERIDGE SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 327, AT PAGE 293 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

WHEREAS BERDIE J HENDERSON is deceased.

Date of Sale: November 1, 2022 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

Anthony Adaso Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002260

Printed Name: _____

Bob Frisch

c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

3 FILED 22 pm
O'CLOCK

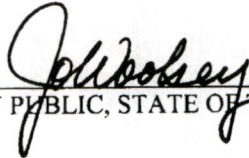
AUG 11 2022

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

STATE OF TEXAS

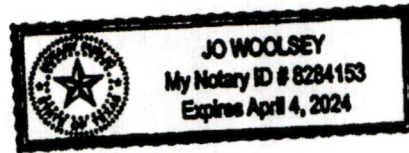
COUNTY OF VICTORIA

Before me, the undersigned authority, on this 11th day of August, 2022, personally appeared Bob Frisch, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Waters & Askanase, L.L.P.,
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-002260

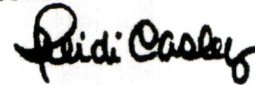


ORIGINAL SCANNED &
RETURNED TO

Bob Frisch
DATE 8/11/22

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS





Heidi Easley, County Clerk
Victoria County Texas

August 11, 2022 03:29:21 PM

Shalee John

FEE: \$20.00

N

202209083

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra
Mendoza, Jodi Steen, Janice Stoner, Ramon Perez,
John Sisk, Amy Ortiz
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000075-22-4S

APN 50700-011-00400 | 60358

TO No 220319849-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 29, 2014, CALEB ASHER DILL AND STEPHANIE DIANE DILL, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of WES HOSKINS as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FIRST COMMUNITY BANK, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$171,720.00, payable to the order of M&T Bank as current Beneficiary, which Deed of Trust recorded on September 10, 2014 as Document No. 201410230 in Victoria County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 50700-011-00400 | 60358

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, Jodi Steen, Janice Stoner, Ramon Perez, 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 **M&T Bank**, 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.

12 FILED 57 pm
O'CLOCK

SEP 01 2022

Heidi Easley
Clerk County Court, Victoria County, Texas
By



Deputy

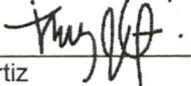
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 1, 2022 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Victoria County, Texas, 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: **Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and M&T Bank's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and M&T Bank's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 31st day of August, 2022.


By: Amy Ortiz
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000075-22-4S

APN 50700-011-00400 | 60358

TO No 220319849-TX-RWI

EXHIBIT "A"

LOT FOUR (4), BLOCK ELEVEN (11) , SHENANDOAH, UNIT II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID ADDITION DULY RECORDED IN VOLUME 852, PAGE 358, DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND ALSO BEING RECORDED IN VOLUME 4, PAGE 70, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

FILE No. 10135
County Clerk, Victoria County, Texas

5:00 FILED P.M.
O'CLOCK

SEP 01 2022

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-02375

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: **11/1/2022**
Time: **The earliest time the sale will begin is 11:00 AM**
Place: **Victoria County Courthouse, Texas, at the following location: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901**
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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 Three (3), in Block Number Two (2), of DEER MEADOWS SUBDIVISION, an addition Victoria County, Texas, according to the established map and plat of said addition of record in Volume 4, Page 45 of the Plat
Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Commonly known as: 288 BUCK SQUARE ST VICTORIA, TX 77905

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **10/30/2015** and recorded in the office of the County Clerk of Victoria County, Texas, recorded on **11/4/2015** under County Clerk's File No **201512293**, in Book – and Page – of the Real Property Records of Victoria County, Texas.

Grantor(s): **PAUL M TURNER and DANIELLE E TURNER, husband and wife**

Original Trustee: **Thomas E. Black, Jr.**

Substitute Trustee: **Auction.com, Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Jim Mills, Susan Mills, Russell Cain, Marilyn Cummings, Jan Regan, Tina Jacob, Ed Henderson, Pat Brennan, Rosie Trevino, Jim Chilcoat, Will Dabbs, Nestor Trustee Services, LLC, Yubin Ding**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns**

Current Mortgagee: **Freedom Mortgage Corporation**

Mortgage Servicer: **Freedom Mortgage Corporation**

T.S. #: 2022-02375

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 referenced 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 mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay 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.

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. 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.

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 \$180,667.00, executed by PAUL M TURNER and DANIELLE E TURNER, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee 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 Mortgagee:

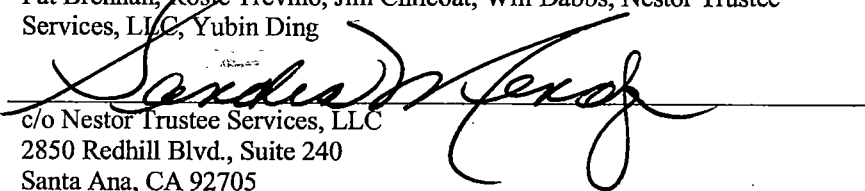
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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

T.S. #: 2022-02375

Dated: 9.1.22

Auction.com, Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Jim Mills, Susan Mills, Russell Cain, Marilyn Cummings, Jan Regan, Tina Jacob, Ed Henderson, Pat Brennan, Rosie Trevino, Jim Chilcoat, Will Dabbs, Nestor Trustee Services, LLC, Yubin Ding


c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

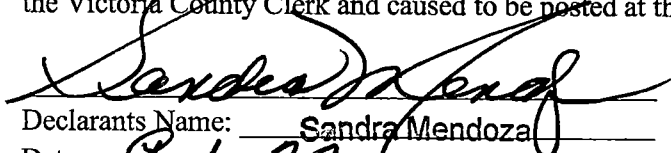
SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

T.S. #: 2022-02375

CERTIFICATE OF POSTING

My name is Sandra Mendoza, and my address is 2850 Redhill Ave, #240, Santa Ana, CA
I declare under penalty of perjury that on 9.1.22 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: 9.1.22

FILE No. 10138
County Clerk, Victoria County, Texas

1702 NORTH CAMERON
VICTORIA, TX 77901

0000009587890

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: November 01, 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 16, 2004 and recorded in Document CLERK'S FILE NO. 200409950 real property records of VICTORIA County, Texas, with DARRELL D. ADKISON AND BETTY JO ADKISON, grantor(s) and MILDOR CORPORATION DBA COMMUNITY FIRST MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DARRELL D. ADKISON AND BETTY JO ADKISON, securing the payment of the indebtednesses in the original principal amount of \$70,415.00, 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

FILED

RO

2022 SEP 12 P 2:32

Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS



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

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



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____

Date: _____

1702 NORTH CAMERON
VICTORIA, TX 77901

0000009587890

0000009587890

VICTORIA

EXHIBIT "A"

FIELDNOTE DESCRIPTION OF THE SOUTH ONE-HALF (1/2) OF LOTS NUMBER ONE (1) AND TWO (2) IN BLOCK EIGHTY-SIX (86) OF NORTH HEIGHTS ADDITION (59-293), AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO JIMMY R. DAVIS AND WIFE, FRANCES E. DAVIS (0170-252) AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BRAZOS STREET (55.6' R.O.W.), SAME BEING THE COMMON CORNER OF LOTS NUMBER TWO AND THREE;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, S85°33'W, 138.90 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAGGING ATTACHED AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CAMERON STREET (55.6' R O.W.) AND WHICH BEARS N48°02'05"E, 1.16 FEET FROM A 5/8" STEEL ROD FOUND;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N04°30'W, 65.00 FEET TO A 5/8" STEEL REBAR SET WITH 3/4" YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAGGING ATTACHED FOR THE NORTHWEST CORNER OF THIS DESCRIPTION AND WHICH BEARS S21°31'17"E, 3.20 FEET FROM A 5/8" STEEL ROD FOUND,

THENCE, N85°33'E, 138.90 FEET TO A "X" CHISELED IN CONCRETE FOR THE NORTHEAST CORNER OF THIS TRACT IN THE COMMON LINE OF LOTS NUMBER TWO AND THREE, AND WHICH BEARS S20°48'02"E, 3.70 FEET FROM A 5/8" STEEL ROD FOUND;

THENCE, S04°30'E, 65.00 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.2073 ACRES OF LAND.

THE FOREGOING METES AND BOUNDS DESCRIPTION IS PREPARED FROM AN ON-THE-GROUND SURVEY ON 14 JULY 2004 WITH THE AID OF GF NO. 24060522 AND IS ACCOMPANIED BY A PLAT OF EVEN SURVEY DATE.

Notice of [Substitute] Trustee 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: 11/01/2022

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

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 369 BRUCE LANE, VICTORIA, TX 77905

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/15/2006 and recorded 08/16/2006 in Document 200610956, real property records of Victoria County, Texas, with **TROY B. MORELAND AND ASHLEY MORELAND, HUSBAND AND WIFE** grantor(s) and **DECISION ONE MORTGAGE COMPANY, LLC** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **TROY B. MORELAND AND ASHLEY MORELAND, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$150,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association**, as Trustee for **MASTR Asset-Backed Securities Trust 2006-HE4 Mortgage Pass-Through Certificates, Series 2006-HE4** is the current mortgagee of the note and deed of trust or contract lien.

FILED *RO*

2022 SEP 22 P 2:33

Debi Cochran
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

10.00 ACRE TRACT FIELDNOTE DESCRIPTION State of Texas County of Victoria Being 10.00 acres situated in and a part of the T. & N.O. Railroad Survey No. 10, Abstract No. 472, Victoria County, Texas, and is a portion of that certain 25.10 acre tract recorded in Volume 265, Page 021 of the Official Records of Victoria County, Texas, This 10.00 Acres is more fully described by metes and bounds as follows; Beginning at a iron rod found for the South corner of this 10.00 acres, also being the South corner of said 25.10 acre tract, and the East corner of a 3.362 acre tract recorded in Instrument Number 200413555 of the Official Records of Victoria County, Texas; THENCE, N 36°00'00" W (bearing reference line) with the common line of this tract, said 3.362 acre tract, a 9.09 acre tract recorded in volume 2, Page 346 of the Official Records of Victoria County, Texas and a 12.50 acre tract recorded in Instrument No. 200003784 of the Official Records of Victoria County, Texas, a distance of 947.00 feet to a iron rod set for the West corner of this 10.00 acres; THENCE, crossing said 25.10 acre tract as follows: 1. N 54°10'00" E a distance of 460.00 feet to a iron rod set for the North Corner of this 10.00 acres; 2. S 36°00'00" E a distance of 947.45 feet to a iron rod set for the East Corner of this 10.00 acres; THENCE, S 54°30'36" W with the common line of this tract and a 25.00 acre tract recorded in Volume 1232, Page 119 of the Deed Records of Victoria County, Texas, a distance of 72.37 feet to a iron rod found for a corner of this 10.00 acres; THENCE, S 54°10'00" W with the common line of this tract and a 4.21 acre tract recorded in Volume 1327, Page 853 of the Deed Records of Victoria County, Texas, also being the Northwest line of Bruce Lane (a 12' foot wide ingress and egress easement, Volume 1015, Page 153, Deed Records) a distance of 387.63 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 10.00 acres. A survey plat accompanies this description The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on August 10, 2006, and bearings are based on a deed recorded in Volume 265, Page 021 of the Official Records of Victoria County, Texas.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way, Mt. Laurel, NJ 08054

Phone: 877-744-2506

TS No.: 2022-00954-TX
22-000499-673

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: September 20, 2022


Monique Patzer, Trustee Sale Assistant

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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.

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 10, 2010, executed by **JACOB JOHN HERNANDEZ AND JOANNA OFELIA HERNANDEZ, A MARRIED COUPLE** ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 201005786, Official Public Records of Victoria County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, November 1, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Victoria County Courthouse at the place designated by the Commissioner's Court for such sales in Victoria County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2010 CMH Decision Maker Manufactured Home, Serial No. CLW030567TX.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

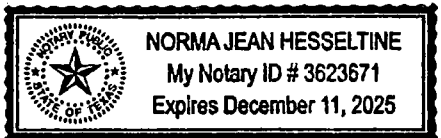
EXECUTED this 28 day of September, 2022.

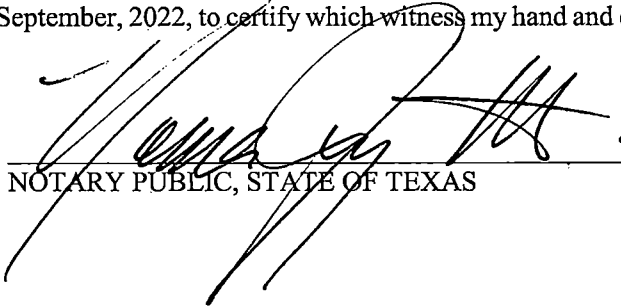


K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 28 day of September, 2022, to certify which witness my hand and official seal.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a 1.83 acre tract of land situated in the J W Columbus Survey, Abstract No. 9, Victoria County, Texas, said 1.83 acre tract of land being a portion of a residual 37.64 acre tract of land conveyed from Lynette Hudson to Bill Smith by deed dated January 15, 1982 as recorded in Volume 1144, Page 146 of the Deed Records of Victoria County, Texas, said 1.83 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60D nail set for the South corner of the herein described tract, said 60D nail also being the West corner of a 1.50 acre tract of land conveyed from Richard Smith and Tammy Smith to Douglas E McDonald as recorded in Official Records Instrument No. 200207904 of said county and in the center of a 50 feet wide roadway easement (Keith Street) as recorded in Official Records Instrument No. 200804033 of said county;

THENCE, North 35°00'00" West, with the centerline of Keith Street and crossing the residual 37.64 acre Smith tract, passing at a distance of 48.00 feet the common corner between the residual 37.64 acre Smith tract and a 2.186 acre tract of land conveyed from Lillian E Adams to Abe McCoy, et ux as recorded in Official Records Instrument No. 199902082 of said county, and continuing with the northeast line of the 2.186 acre McCoy tract for an overall distance of 283.60 feet to a 60D nail set for the West corner of the herein described tract, said 60D nail also being in the northeast line of the 2.186 McCoy tract and the center of Keith Street,

THENCE, North 59°12'52" East, crossing the residual 37.64 acre Smith tract, passing at a distance of 30.08 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set on the northeast right-of-way line of Keith Street for reference, and continuing for an overall distance of 289.99 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the North corner of the herein described tract;

THENCE, South 35°03'37" East (basis of bearing), crossing the residual 37.64 acre Smith tract, passing at a distance of 119.35 feet a 5/8 inch diameter iron rod found for the West corner of a 1.40 acre tract of land conveyed from Charles E. Young and Debra C. Young to Wallace Wilkinson and Joyce Wilkinson as recorded in Official Records Instrument No. 200900295 of said county, and continuing with the southwest line of the 1.40 acre Wilkinson tract for an overall distance of 264.46 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the East corner of the herein described tract, said iron rod also being the North corner of the 1.50 acre McDonald tract and North 35°03'37" West a distance of 65.80 feet from a 5/8 inch diameter iron rod found for the South corner of the 1.40 acre Wilkinson tract,


THENCE, South 55°02'00" West, with the common line of the 1.50 acre McDonald tract, passing at a distance of 259.48 feet a 5/8 inch diameter iron rod found on the northeast right-of-way line of Keith Street for reference, said iron rod also being in the northeast right-of-way line of Keith Street, and continuing for an overall distance of 289.48 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 1.83 acres of land more or less, of which 0.20 acre is located within Keith Street

TRACT II

Along with a 60 foot roadway easement as recorded in Official Records Instrument No. 200804033 of Victoria County, Texas.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in April 2010 and is true and correct to the best of my knowledge and belief.

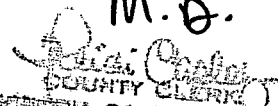

Benne L. Galvan
Registered Professional Land Surveyor
Texas No. 5229



FILED

2022 SEP 29 P 2:09

M.D.


D. C. ...
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas §
 § KNOW ALL MEN BY THESE PRESENTS:
County of Victoria §

WHEREAS, by Deed of Trust dated May 15, 2019, DGMP, Inc. conveyed to Kinnan Stockton, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

66.732 acres of land, more or less, located in the J.L. Carabajal League, Abstract 12, Victoria, County, Texas, being more fully described as all of that 82.661 acre tract of land in a deed to Victoria Developers, Inc. recorded as in Volume 972, Page 173 of the Deed Records of Victoria County, Texas, and an 80.98 acre tract of land in a deed to Bill Smith recorded in Volume 956, Page 789 of the Deed Records of Victoria County, Texas, less and except the 19.88 acres described in the Plat of LAKE FOREST SUBDIVISION, Section I, Phase I recorded in Volume 8, Page 76-B of the Plat Records of Victoria County, Texas; and further less and except the 5.356 acres described in the Plat of LAKE FOREST SUBDIVISION, Section I, Phase II, recorded in Volume 8, Page 115-C of the Plat Records of Victoria County, Texas; and further less and except the 20.901 acres of land described in the Plat of LAKE FOREST SUBDIVISION, Section I, Phase III. Recorded in Volume 8, Page 163-A of the Plat Records of Victoria County, Texas; and further less and except the 7.364 acres described in the Plat of LAKE FOREST SUBDIVISION, Section I, Phase IV, recorded in Volume 9, Page 48-C of the Plat Records of Victoria County, Texas; and further less and except the 6.713 acres described in the Plat of LAKE FOREST SUBDIVISION, Section I, Phase V, recorded in Volume 9, Page 104-A of the Plat Records of Victoria County, Texas; and further less and except the 0.178 acres described in the Plat of LAKE FOREST SUBDIVISION, Section I, Phase V, Resubdivision No. 1, recorded in Volume 9, Page 105-C of the Plat Records of Victoria County, Texas; and further less and except the 23.258 acres described in the Plat of LAKE FOREST SUBDIVISION, Section 2, Phase I, recorded in Volume 8, Page 195-C of the Plat Records of Victoria County, Texas; and further less and except the 9.289 acres described in the Plat of LAKE FOREST SUBDIVISION, Section 2, Phase II, recorded in Volume 9, Page 78-A of the Plat Records of Victoria County, Texas; and further less and except a 3.97 acre tract of land conveyed to the City of Victoria by Instrument No. 200714539 of the Official Records of Victoria County, Texas, (*and now further less and except any and all lots that have been released by recorded partial release of lien of record in the Official Records of Victoria County, Texas*)

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$1,361,966.00 executed by DGMP, Inc., and made payable to the order of The First State Bank (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 201905585 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 Kinnan Stockton, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

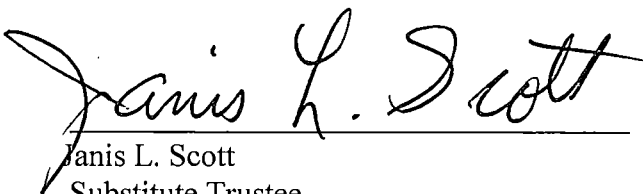
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 1, 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, at the Victoria County Courthouse, to the highest bidder. The time at which the sale will begin will be 11:00 a.m., 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 5th day of October, 2022.



Janis L. Scott
Substitute Trustee
C/O Anderson, Smith, Null & Stofer, LLP
4611 E. Airline, Suite 202
Victoria, TX 77904

ASNS firm file no. 53771/Davis/The First State Bank

FILED *Re*
2022 OCT -5 P 3:54
Debi Crabb
COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILED

Notice of Trustee's Sale

2022 OCT 11 P 4:18

Date: October 11, 2022

Trustee: Stephen A. Beal

SD
Stephen A. Beal
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

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

Obligation: Real Estate Lien Note dated April 29, 2022, from Maker, Nailea Janett Orozco Morin to Payee, BP-Residential, L.L.C., in the original principal amount of \$110,000.00

Deed of Trust

Date: April 29, 2022

Recording Information: Filed on May 17, 2022, and recorded under document number 202205574 Official Public Records of VICTORIA County, Texas

Grantor: Nailea Janett Orozco Morin

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING Lot Number Nine (9), in Block Number Six (6), of MAYFAIR 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 3, Page 23 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Date of Sale (first Tuesday of month): November 1, 2022

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

Place of Sale: Victoria County Courthouse

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

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

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

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

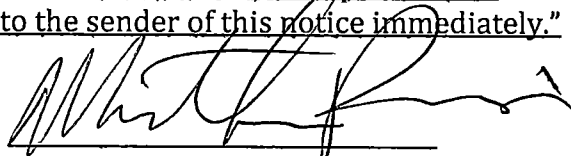
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

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

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

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



STEPHEN A. BEAL, TRUSTEE

FILED

2022 OCT 11 P 4:19

SD
D. G. Gentry
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Trustee's Sale

Date: October 11, 2022

Trustee: Stephen A. Beal

Street Address for Trustee: PO BOX 195607 Dallas, TX 75219

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

Obligation: Real Estate Lien Note dated June 29, 2013, from Maker, Travis M. Villareal and San Juanita Villareal, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$79,000.00

Deed of Trust

Date: June 29, 2013

Recording Information: Filed on July 2, 2013, and recorded under document number 201207122 Official Public Records of VICTORIA County, Texas

Grantor: Travis M. Villareal and San Juanita Villareal, as husband and wife

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING Lot Number Six (6), in Block Number Three (3), of Coleman Subdivision, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of record in Volume 1, Page 45, of the Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): November 1, 2022

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

Place of Sale: Victoria County Courthouse

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

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

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

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

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

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILED

Notice of Trustee's Sale

2022 OCT 11 P 4:19

Date: October 11, 2022

Trustee: Stephen A. Beal

SD
Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Street Address for Trustee: PO BOX 195607 Dallas, TX 75219

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

Obligation: Real Estate Lien Note dated June 26, 2009, from Maker, Mr. Francisco Cubillos and Ms Janie Gonzalez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$51,500.00

Deed of Trust

Date: June 26, 2009

Recording Information: Filed on June 26, 2009, and recorded under document number 200906770 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Francisco Cubillos and Ms Janie Gonzalez, as husband and wife

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING the South one-half (S/2) of Lot Number One (1), in Block Number Thirty (30), 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 Plat Records of Victoria County, Texas.

Date of Sale (first Tuesday of month): November 1, 2022

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

Place of Sale: Victoria County Courthouse

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

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

5

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

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

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

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STEPHEN A. BEAL, TRUSTEE