

FILE No. 10098  
County Clerk, Victoria County, Texas

3302 CHERRY STREET  
VICTORIA, TX 77901

0000009527664

**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: September 06, 2022

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

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

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 09, 2004 and recorded in Document CLERK'S FILE NO. 200400342 real property records of VICTORIA County, Texas, with CHRIS R TREVINO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHRIS R TREVINO, securing the payment of the indebtednesses in the original principal amount of \$54,150.00, 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 STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2005-RF4 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 RO

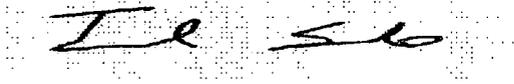
2022 JUN 16 A 9:06

*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: \_\_\_\_\_

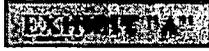
Date: \_\_\_\_\_

3302 CHERRY STREET  
VICTORIA, TX 77901

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VICTORIA



LOT NUMBER ELEVEN (11), IN BLOCK NUMBER NINE (9), OF HIGH SCHOOL TERRACE AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, AT PAGE 72 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

22-050067

FILE No. 10100  
County Clerk, Victoria County, Texas

9 FILED O'CLOCK 54 AM  
JUN 30 2022  
Heidi Easley  
Clerk County Court, Victoria County, Texas  
By Deputy

Notice of Substitute Trustee's Sale

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

<b>Deed of Trust Date:</b> September 6, 2019	<b>Original Mortgagor/Grantor:</b> AARON RAUL FRANCO
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WALLICK AND VOLK, INC..., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201910245	<b>Property County:</b> VICTORIA
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a/ Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

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

**Secures:** Note in the original principal amount of \$180,568.00, executed by AARON FRANCO and payable to the order of Lender.

**Property Address/Mailing Address:** 416 VILLAGGIO CIRCLE, VICTORIA, TX 77904

**Legal Description of Property to be Sold:** THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF VICTORIA, STATE OF TEXAS:

BEING LOT NUMBER TWENTY-NINE (29), IN BLOCK NUMBER SIX (6), OF TUSCANY SECTION 1B-PHASE 1, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 131 A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

A.P.N.: 54396-000-02900.

<b>Date of Sale:</b> September 06, 2022	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** "At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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



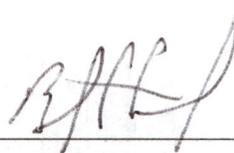
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Elizabeth Anderson whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

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

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



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

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

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER (CXE)  
KIRK, KYLE  
209 HAMPSHIRE STREET, VICTORIA, TX 77904

FHA 514-2232505-703  
Firm File Number: 22-038260

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 27, 2020, KYLE FRANKLIN KIRK, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WALLICK AND VOLK, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 202002380, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, September 6, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT NUMBER TWENTY-NINE (29), IN BLOCK NUMBER SEVEN (7), OF CASTLE HILL, SECTION III, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 22 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Property Address: 209 HAMPSHIRE STREET  
VICTORIA, TX 77904  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

10:40 FILED A.M.  
O'CLOCK

JUL 12 2022

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

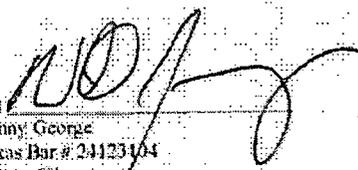
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

**SUBSTITUTE TRUSTEE**

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, Bob Frisch, Sandra Mendoza, Jamie Steen, Jodi Steen or Janice Stoner  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day July 11, 2022.

By:   
Ronny George  
Texas Bar # 24123104  
rgeorge@logs.com

★ William Jennings  
Texas Bar # 24127205  
wjennings@lhrs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

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

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

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated March 31, 1993 and recorded under Vol. 0053, Page 838, or Clerk's File No. 3248, in the real property records of VICTORIA County Texas, with Jose Louis Alvarado a single man and Lenora Adames a single woman as Grantor(s) and Jim Walter Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Jose Louis Alvarado a single man and Lenora Adames a single woman securing payment of the indebtedness in the original principal amount of \$41,910.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jose Louis Alvarado, Lenora Adames. U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XVIII is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

**Legal Description:**

**A 0.1435 ACRE TRACT OR PARCEL OF LAND LYING, SITUATED, AND BEING OUT OF LOT 16, OF OWENS ADDITION (VOL.18, PG. 60) IN LOT 1, BLOCK 1, RANGE 2, EAST BELOW TOWN IN THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID ALVARADO TRACTS, SAME BEING THE EAST CORNER OF THE RAMON ESTRADA TRACT II (V.1290, PG. 888) AND BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MURRAY STREET (55.6' R.O.W.), SAID BEGINNING POINT BEING IN THE CENTER OF SAID LOT 16;**

**AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SALE INFORMATION****Date of Sale: 09/06/2022****Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: VICTORIA County Courthouse, Texas at the following location: At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

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

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

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

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Arnold Mendoza, Alexis Mendoza, Elizabeth Anderson, Sandra Mendoza, Jo Woolsey, Vicki Hammonds, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, as Substitute Trustee.

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

Executed on 07/18/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:

Printed Name: \_\_\_\_\_

  
Sandra Mendoza

C&M No. 44-22-0923

EXHIBIT "C"

A 0.1435 acre tract or parcel of land lying, situated, and being out of Lot 16, of Owens Addition (Vol. 18, Pg. 60) in Lot 1, Block 1, Range 2, East Below Town in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the north corner of said Alvarado tracts, same being the east corner of the Ramon Estrada Tract II (V.1290, Pg. 888) and being in the southwesterly right-of-way line of Murray Street (55.6' R.O.W.), said Beginning Point being in the center of said Lot 16;

THENCE, along the northeasterly line of Lot 16, same being the southwesterly right-of-way line of said Murray Street, S69 51'00"E, 50.00 feet to a 1 inch iron pipe found for the east corner of this parcel;

THENCE, parallel with the east line of Lot 16, S20 06'00"W, 125.00 feet to a 5/8 inch iron rod set for the south corner of this tract in the southwesterly line of Lot 16;

THENCE, along the southwesterly line of Lot 16, N69 51'00"W, 50.00 feet to a 5/8 inch iron rod found at the West corner of this and the south corner of said Estrada tract;

THENCE, along the common line of this and said Estrada tracts, N20 06'00"E, 125.00 feet to the POINT OF BEGINNING; CONTAINING within these metes and bounds 0.1435 acres of land.

9:45 FILED A.M.  
O'CLOCK

JUL 21 2022

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

FILE No. 10107  
County Clerk, Victoria County, Texas  
**Notice of Trustee's Sale**

**FILED**

Date: July 25, 2022

Substitute Trustee: Robert Carl Bedgood

Substitute Trustee's Address: P. O. Box 4807, Victoria, Texas 77903

Borrower: Alexander Ray Munoz

Borrower's Address: 30 Schubert Rd., Victoria, Texas 77905

Mortgagee: DHG Property Rentals, LLC

Mortgagee's Address: 312 Woodglenn, Victoria, Texas 77904

Substitute Trustee: Robert Carl Bedgood

Substitute Trustee's Address: P. O. Box 4807, Victoria, Texas 77903

Deed of Trust & Real Estate Lien Note dated March 26, 2021 in the principal sum of \$93,000.00, payable to DHG Property Rentals, LLC ,( Note) secured by Vendor's Lien retained in Deed dated March 26, 2021, recorded under Clerk's File No. 202103626, Official Records of Victoria County, Texas, and Deed of Trust of even date recorded under Clerk's File No. 202103627, Official Records of Calhoun County, Texas (Deed of Trust)

Property:

**0.505 acres situated in Lot 42 John W. McKinnons Subdivision of the Fleming Ranch as fully described in the above reference Deed of Trust**

*And* all personal property secured by the security agreement included in the Deed of Trust.]

County: Victoria

Date of Sale: September 6, 2022

Time of Sale: At 10:00 a. m. or within three hours thereof

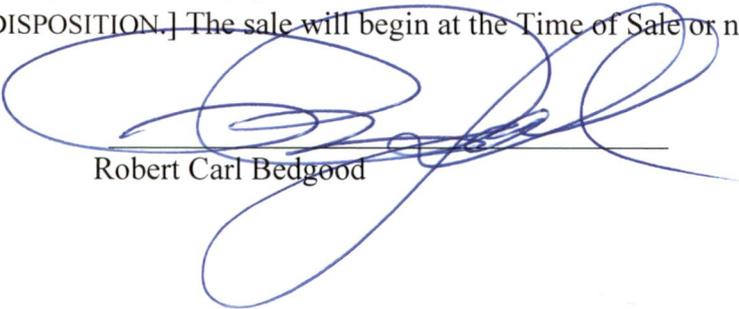
Place of Sale: at the entrance to the Courthouse in Victoria, Victoria County, Texas being the area designated by the county commissioner's court for foreclosure sales

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.

2022 JUL 26 P 1:50  
*am*  
Diana Casady  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Robert Carl Bedgood is the Substitute Trustee under the Deed of Trust Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.] The sale will begin at the Time of Sale or not later than three hours thereafter.



Robert Carl Bedgood

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

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated July 31, 2017 and recorded under Clerk's File No. 201708747, in the real property records of VICTORIA County Texas, with Orlando Chapa Joined Herein Pro Forma by my Spouse, Nicky A. Chapa as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Orlando Chapa Joined Herein Pro Forma by my Spouse, Nicky A. Chapa securing payment of the indebtedness in the original principal amount of \$125,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Orlando Chapa. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

**Legal Description:**

**LOT NO. FOURTEEN (14), IN BLOCK NO. TWELVE (12), OF TANGLEWOOD V, A SUBDIVISION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 4, PAGE 51, OF THE MAP OR PLAT RECORDS OF VICTORIA COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 09/06/2022**

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

**Location of Sale:** The place of the sale shall be: VICTORIA County Courthouse, Texas at the following location: At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



**“WHERE IS” condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

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

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

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

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

Executed on 07/26/2022.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name:

Alexis Mendoza

C&M No. 44-22-1001

**FILED**  
2022 JUL 28 A 11:35  
*[Signature]*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

FILE No. 10109  
County Clerk, Victoria County, Texas  
NOTICE OF SUBSTITUTE TRUSTEE SALE

**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:** 9/6/2022

**Earliest Time Sale Will Begin:** 11am

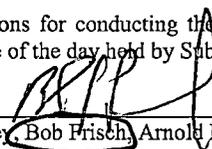
**Place of Sale of Property:** FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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

  
\_\_\_\_\_  
Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza,  
Janice Stoner or Judi 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

4:00 FILED P.M.  
O'CLOCK

JUL 28 2022

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

**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**

**NOTICE OF FORECLOSURE SALE**

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING LOT NUMBER THREE (3), IN BLOCK NUMBER ONE (1), OF BREEZE TERRACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

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

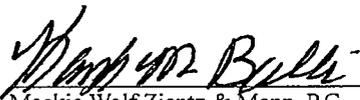
Date: 09/06/2022  
Time: 11:00 AM  
Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

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

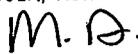
**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston,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

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

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

4:02 FILED P.M.  
O'CLOCK

JUL 28 2022

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

Certificate of Posting

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



county commissioners or as designated by the county commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the real property, more particularly described in Exhibit "A", will be sold "as is" to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the current owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust

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

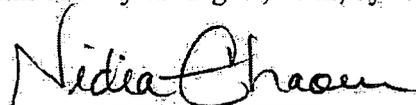
SUBSTITUTE TRUSTEE:



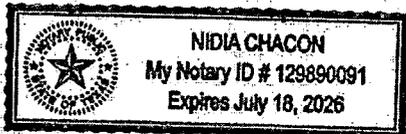
Walker M. F. Smith

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 3rd day of August, 2022, by Walker M. F. Smith, as Substitute Trustee.



Notary Public in and for the State of Texas



**EXHIBIT "A"**

---

**Lot Number Seventeen (17), in Block Number Five (5), of J. R. TRICE 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 319, Page 51 of the Deed Records of Victoria County, Texas; also commonly known as 2002 E Polk Ave., Victoria, Texas 77901;**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Margarito Perez and Peggy Perez of Victoria County, Texas, dated February 1, 2021, and duly recorded as Instrument No. 202101389, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, September 6, 2022, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Legal Description: River Oaks Lot 1 Block 3 and River Oaks Lot 2 Block 3, also known as 0 Coletto, Victoria, TX 77905

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

NOTICE

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

Executed this 5 day of August, 2022.



KRISITE THREADGILL, Substitute Trustee  
Platinum Home Investments, LLC  
4800 N Navarro St., Suite 100  
Victoria, Texas 77904  
361-573-7653 - Telephone  
281-800-8698 - Facsimile

12:35 FILED P.M.  
0'CLOCK

AUG 09 2022

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Fermin Gonzales and Eloya Gonzales of Victoria County, Texas, dated July 1, 2021, and duly recorded as Instrument No. 202108134, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **September 6, 2022**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

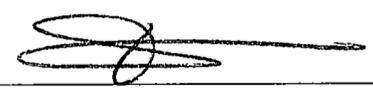
**Legal Description:** Victoria Bloomington Lot 109 & Lot 110 Block 6; also known as 1702 Allen Rd., Victoria, TX 77901.

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

NOTICE

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

Executed this 5 day of August, 2022.

  
KRISITE THREADGILL, Substitute Trustee  
Platinum Home Investments, LLC  
4800 N Navarro St., Suite 100  
Victoria, Texas 77904  
361-573-7653 - Telephone  
281-800-8698 - Facsimile

12:40 FILED P.M.  
O'CLOCK

AUG 09 2022

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

# Notice of Trustee's Sale

FILE No. 10110  
County Clerk, Victoria County, Texas

Date: August 10, 2022

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 4/26/2019, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/26/2019, executed by Johnny B. Wheat & Belia E. Wheat to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201904770 of the Official Public Records of Victoria County, Texas

Property: Tract 34, A 5.041 Acre tract of Indianola Railroad Co. Survey, No. 9, A-190, in Victoria County, Texas 77904

Date of Sale (first Tuesday of month): September 6, 2022

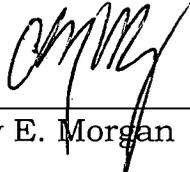
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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

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

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

  
Clay E. Morgan

3:13 FILED  
O'CLOCK P.M.

AUG 11 2022

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

Notice of Trustee's Sale **FILE No.** 10117  
**County Clerk, Victoria County, Texas**

Date: August 10, 2022

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 8/31/2020, in the original principal amount of \$52,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 8/31/2020, executed by Jaime De La Mora and Patricia Salas to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202009366 of the Official Public Records of Victoria County, Texas

Property: (Tract 11-2): A 5.004 acre tract in the G.A. Levi Survey, A-373, in Victoria County, Texas

Date of Sale (first Tuesday of month): September 6, 2022

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

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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

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

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

  
\_\_\_\_\_  
Clay E. Morgan

3:14 FILED P.M.  
O'CLOCK

AUG 11 2022

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

# Notice of Trustee's Sale

FILE No. 10118  
County Clerk, Victoria County, Texas

Date: August 10, 2022

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 9/3/2015, in the original principal amount of \$52,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 9/3/2015, executed by Aaron J. Rojas and Marci B. Rojas to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201509905 of the Official Public Records of Victoria County, Texas

Property: (Tract 2- Sec. 2) - a 5.004 acre tract in the John W. Cliburn Survey, A-190 in Victoria County, Texas

Date of Sale (first Tuesday of month): September 6, 2022

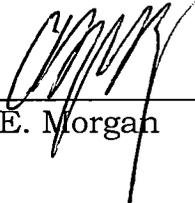
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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

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

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

  
\_\_\_\_\_  
Clay E. Morgan

3:15 FILED 12:11  
O'CLOCK P.M.

AUG 11 2022

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

# Notice of Trustee's Sale

FILE No. 10119  
County Clerk, Victoria County, Texas

Date: August 10, 2022  
Trustee: Clay E. Morgan  
Lender: WC Ranches, LLC  
Note: Real Estate Lien Note dated 3/23/2020, in the original principal amount of \$39,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 3/23/2020, executed by Christina M. Ramirez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202003141 of the Official Public Records of Victoria County, Texas

Property: Tract 70-2: 5.012 acre tract or parcel of land out of and being part of the G. A. Levy Survey, A-373, and the Indianola Railroad Company Survey, A-190, in Victoria County, Texas

Date of Sale (first Tuesday of month): September 6, 2022

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

Place of Sale: The location designated by the commissioner's court of Victoria County, Texas for conducting public foreclosure sales is at 115 N. Bridge Street, Victoria, Texas 77901.

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

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

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

  
\_\_\_\_\_  
Clay E. Morgan

3:10 FILED P.M.  
O'CLOCK

AUG 11 2022

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

AUG 15 2022

**NOTICE OF FORECLOSURE SALE**

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

Notice is hereby given of a public non-judicial foreclosure sale.

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

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

**Date: Tuesday, September 6, 2022.**

**Time: The sale shall begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 2:00 p.m.**

**Place: The sale will take place at the Victoria County Courthouse at the place designated by the Victoria County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) 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 refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiled may be after the date originally scheduled for this sale.

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 Lender to have the bid credited 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.

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 201703940 in the Real Property Records of Victoria County, Texas, and executed by Debra Reyna Cardenas and David Cardenas Jr. aka David B. Cardenas Jr. (whether one or more, the "Grantor"), for the benefit of 21<sup>st</sup> Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about January 24, 2017, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

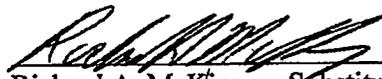
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation  
620 Market Street One Center Square  
Knoxville, TN 37902  
Phone: 800-955-0021  
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

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

DATED: August 10, 2022.

  
Richard A. McKinney, Substitute Trustee  
Higier Allen & Lantin, P.C.  
The Tower at Cityplace  
2711 N. Haskell Ave., Suite 2400  
Dallas, Texas 75204  
Telephone: (972) 716-1888  
Fax: (972) 716-1899

**\*\*\*PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE  
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE  
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE  
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME  
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM  
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR  
COOPERATION.\*\*\***

**EXHIBIT A**

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

## Exhibit A

**Tract I: BEING Lot Numbers Twelve (12) and Thirteen (13), in Block Number One (1), of TELFERNER TOWNSITE, an addition in Victoria County, Texas, according to the established map and plat of said townsite of record in the Deed Records, Victoria County Texas; and being the same property conveyed to Frank Barnett by deed from Guy Barnett dated March 8, 1943 and of record in Volume 189, Page 343 of the Deed Records of Victoria County, Texas.**

**Tract II: BEING Lot Number Fourteen (14), in Block Number One (1), of TELFERNER TOWNSITE, an addition in Victoria County, Texas, according to the established map and plat of said townsite of record in the Deed Records, Victoria County Texas; and being the same property conveyed to Frank Barnett by deed from Thomas David Ruiz, dated December 4, 1947 and of record in Volume 232, Page 100 of the Deed Records of Victoria County, Texas.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Victoria County Texas Home Equity Security Instrument

Date of Security Instrument: February 29, 2008

Amount: \$64,623.96

Grantor(s): ERNEST HERNANDEZ, AKA ERNEST V. HERNANDEZ,  
MARIA HERNANDEZ AKA MARIA J. HERNANDEZ,  
HUSBAND AND WIFE

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB AS  
TRUSTEE OF WV 2017-1 GRANTOR TRUST

Original Trustee: M. BERNSEN

Mortgage Servicer and Address: Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806

Recording Information: Recorded on 3/6/2008, as Instrument No. 200802604 the  
subject Deed of Trust was modified by Loan Modification  
recorded on xx as Instrument xx, Victoria County, Texas

Legal Description: LOT TEN (10), IN BLOCK EIGHT (8), OF MAYFAIR  
SUBDIVISION SECTION II, AN ADDITION TO THE CITY  
OF VICTORIA, VICTORIA COUNTY, TEXAS,  
ACCORDING TO THE ESTABLISHED MAP AND PLAT  
OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE  
23 OF THE PLAT RECORDS, VICTORIA COUNTY,  
TEXAS.

Date of Sale: 9/6/2022

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Victoria** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Default Order was entered on 4/5/2022, under Cause No. 21-07-87547-C, in the 267th Judicial District Judicial District Court of Victoria County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly,



4757246

under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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 state above or within three (3) hours after that time.

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

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

EXECUTED in multiple originals on 8/1/2022.

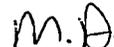
By:   
\_\_\_\_\_  
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

12:20 FILED P.M.  
O'CLOCK

AUG 15 2022

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

TS Number: 095777-TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 101793-TX

Date: August 5, 2022

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: DAVID GAUNA AND WIFE DELORES GAUNA

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR LOW VA RATES, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC

MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 8/22/2016, RECORDING INFORMATION: Recorded on 8/31/2016, as Instrument No. 201609810 and later modified by a loan modification agreement recorded as Instrument 201802094 on 02/23/2018 and later modified by a loan modification agreement recorded as Instrument 202012592 on 11/09/2020

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER ONE (1), IN BLOCK NUMBER TWO (2), OF DEER CHASE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, AT PAGE 60 A&B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2022, the foreclosure sale will be conducted in Victoria County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL & INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VILLAGE CAPITAL & INVESTMENT, LLC  
2863 St. Rose Parkway  
Henderson, NV 89052

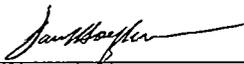


Matter No.: 101793-TX

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.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ARNOLD MENDOZA, ALEXIS MENDOZA, SANDRA MENDOZA, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

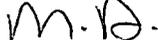
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

By:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

12-21 FILED P.m.  
O'CLOCK

AUG 15 2022

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, by that one certain Deed of Trust dated May 20, 2013, recorded under Document No. 201306300 in the Official Public Records of Victoria County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Celedina Lucio (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated May 20, 2013, in the original principal sum of \$38,000.00 executed by Celedina Lucio and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

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

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

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

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

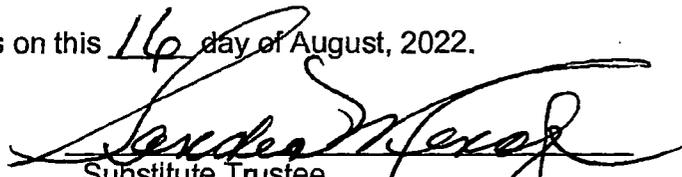
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, James L. Hollerbach, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Victoria County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Victoria County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor

according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the front of the east door of the Victoria County Courthouse Building located at 115 North Bridge Street, Victoria, Victoria County, Texas, (as designated by the Commissioners Court of that county), at 11:00 a.m. (at the earliest), or within three (3) hours thereafter, on September 6, 2022, that being the first Tuesday of that month.

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

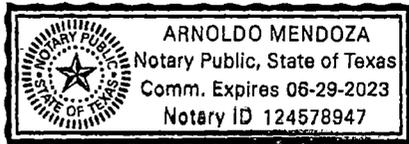
Executed in multiple originals on this 16 day of August, 2022.

  
Substitute Trustee **Sandra Mendoza**

STATE OF TEXAS       §  
                                  §  
COUNTY OF Travis   §

This instrument was acknowledged before me on the 16 day of August, 2022, by , Substitute Trustee, on behalf of said Trust.  
Sandra Mendoza,

  
Notary Public, State of Texas



12:15 FILED P.M.  
O'CLOCK

AUG 16 2022

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

**PROPERTY DESCRIPTION**

Being Lot Number Nine (9), in Block Number Three (3), of AKERS 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 3 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

**EXHIBIT "A"**

116336.000124 4856-4554-7565.1

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**APPOINTMENT OF SUBSTITUTE TRUSTEE**

WHEREAS, by that one certain Deed of Trust dated May 20, 2013, recorded under Document No. 201306300 in the Official Public Records of Victoria County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Celedina Lucio (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated May 20, 2013, in the original principal sum of \$38,000.00 executed by Celedina Lucio and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, the undersigned (hereinafter called "Beneficiary"), being the present legal owner and holder of the Note and the beneficiary of the Deed of Trust;

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary desires to appoint and designate a Substitute Trustee to act under the Deed of Trust in place of the Trustee named in the Deed of Trust and any and all previously appointed substitute and successor trustees;

NOW, THEREFORE, in consideration of the premises, Beneficiary does hereby remove the original Trustee, and any substitute Trustee which may have been appointed under the Deed of Trust, from the office of Trustee under the Deed of Trust, and does hereby appoint and designate James L. Hollerbach, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein or any other substitute trustee which may have been appointed under the Deed of Trust, said Substitute Trustee to succeed to all of the rights and powers of said original Trustee, and Beneficiary does hereby further request that said Substitute Trustee sell the Property in compliance with the terms of the Deed of Trust.

EXECUTED this 15 day of August, 2022.

TEXAS DOW EMPLOYEES CREDIT UNION

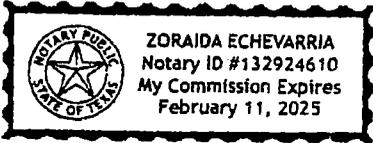
By: *Terrance W. Cooper, Sr.*  
Printed Name: Terrance W. Cooper, Sr.  
Title: Loss Mitigation Manager

STATE OF TEXAS

COUNTY OF Brazoria

This instrument was acknowledged before me on the 15 day of August, 2022,  
by Terrence Cooper Sr., Loss Mitigation Manager of Texas Dow  
Employees Credit Union.

Zoraida Echevarria  
Notary Public, State of Texas



**PROPERTY DESCRIPTION**

Being Lot Number Nine (9), in Block Number Three (3), of AKERS 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 3 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes.

Exhibit "A"

FILE No. 10127  
County Clerk, Victoria County, Texas

2:15 FILED P.m.  
O'CLOCK

Notice of Trustee's Sale

Date: August \_\_\_\_\_, 2022

AUG 16 2022

Trustee: Stephen A. Beal

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

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 September 18, 2009, from Maker, Ms. Jacqueline Verastegui and Mr. Eduardo Rodriguez, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$50,000.00

Deed of Trust

Date: September 18, 2009

Recording Information: Filed on September 23, 2009, and recorded under document number 200910570 Official Public Records of VICTORIA County, Texas

Grantor: Ms. Jacqueline Verastegui and Mr. Eduardo Rodriguez, as husband and wife

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Ten (10), in Block Number One (1), of MEADOWVIEW 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 3, Page 28 of the Plate Records of Victoria County, Texas, to which reference is heremade for descriptive purposes.

Date of Sale (first Tuesday of month): September 6, 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, "ASIS", 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

FILE No. 10129  
County Clerk, Victoria County, Texas

2:14 FILED O'CLOCK P.M.

**Notice of Trustee's Sale**

AUG 16 2022

Date: August     , 2022

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

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 December 23, 2013, from Maker, Mr. Victor Manuel Gonzalez and Ms. Lucina Salgado, as husband and wife to Payee, BP-Residential, L.L.C., in the original principal amount of \$99,000.00

**Deed of Trust**

Date: December 23, 2013

Recording Information: Filed on January 8, 2014, and recorded under document number 201400214 Official Public Records of VICTORIA County, Texas

Grantor: Mr. Victor Manuel Gonzalez and Ms. Lucina Salgado, as husband and wife

Trustee: Stephen A. Beal

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

Property: Lot No. Sixteen (16), in Block No. Five (5), of RED RIVER HEIGHTS, SECTION III, an addition lying within the corporate limits of THE CITY OF VICTORIA, Victoria County, Texas, according to the established map and plat of record in Volume 3, Page 9, of the Plat Records, Victoria County, Texas.

Date of Sale (first Tuesday of month): September 6, 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.

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STEPHEN A. BEAL, TRUSTEE