

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28598

FILE No. 10215
County Clerk, Victoria County, Texas

FILED

2023 APR 13 A 11:43

M.A.
D. A. Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/16/2006, Russell Sulak, a married man & Darla Sulak, signing pro forma to perfect Lien only, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. Tommy Bastian, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$79,271.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., which Deed of Trust is Recorded on 8/29/2006 as Volume 200611466, Book, Page, Loan Mod recorded on 07/12/2022 as Instrument No. 20207904 in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being Lot 20, Block 1 of Quail Creek North Phase 2, an Addition in Victoria County, Texas, according to the Established Map and Plat of Said Addition of record in Volume 8, Page 52 B-C of the Plat records of Victoria County, Texas.

Commonly known as: **240 GOLDEN EYE LOOP VICTORIA, TX 77905**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **7/5/2023 at 11:00 AM**, or no later than three (3) hours after such time, in **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



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

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

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

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

WITNESS, my hand this 4/11/2023

WITNESS, my hand this

4.13.23

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Sandra Mendoza

By: Substitute Trustee(s)
Arnold Mendoza, Alexis Mendoza, Sandra
Mendoza, Jennyfer Sakiewicz, Jo Woolsey, Bob
Frisch, Arnold Mendoza, Sandra Mendoza, Janice
Stoner or Jodi Steen

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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.: 112304-TX

Date: April 19, 2023

County where Real Property is Located: Victoria

ORIGINAL MORTGAGOR: MARISSA AYALA AND BOBBY AYALA, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS, LLC., ITS
SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 1/8/2021, RECORDING INFORMATION: Recorded on 1/25/2021, as Instrument No. 202101086

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER ONE (1), OF HERITAGE MANOR, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 7, AT PAGE 130A OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/5/2023, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906



Matter No.: 112304-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 JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, VANNA HO, AUCTION.COM, ALEXIS MENDOZA, JENNYFER SAKIEWICZ, 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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

FILED

2023 APR 27 A 10:55

M. A.

Diana Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28768

FILE No. 10223
County Clerk, Victoria County, Texas

FILED

2023 MAY -4 A 8:33
M. D.
Olivia Carol
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/28/2010, Darren Leck spouse and Carol Leck, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Jennifer Campbell Lindsey, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Wallick and Volk, Inc., a Wyoming Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$81,496.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Wallick and Volk, Inc., a Wyoming Corporation, which Deed of Trust is Recorded on 2/3/2010 as Volume 201001011, Book, Page, Rerecorded on 06/24/2010 as Instrument No. 201005966 in Victoria County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **502 SKYLINE VICTORIA, TX 77905**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen**, **Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **7/5/2023 at 11:00 AM**, or no later than three (3) hours after such time, in **Victoria County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



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

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

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

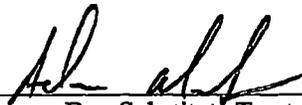
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 5/3/2023

WITNESS, my hand this May 4, 2023



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806



By: Substitute Trustee(s)
Arnold Mendoza, Alexis Mendoza, Sandra
Mendoza, Jennyfer Sakiewicz, Jo Woolsey, Bob
Frisch, Arnold Mendoza, Sandra Mendoza, Janice
Stoner or Jodi Steen

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Exhibit "B"

**5.28 ACRE TRACT
FIELDNOTE DESCRIPTION**

STATE OF TEXAS)

COUNTY OF VICTORIA)

Being 5.28 acres situated in and a part of the Milton H Hardy One-Third League, Abstract No 174, Victoria County, Texas, and being the same as that certain 5.28 acre tract recorded in Volume 151, Page 597 of the Official Records of Victoria County, Texas. This 5.28 acres is more fully described by metes and bounds as follows,

BEGINNING at a iron rod found in the Northwest line of Skyline Road for the South corner of this 5.28 acres, also being the South corner of said 5.28 acre tract and the East corner of a 8.97 acre tract described in a deed to Donald Leidner recorded in Volume 1243, Page 110 of the Deed Records of Victoria County, Texas,

THENCE, N 45 degrees, 12'00" W with the common line of this tract and said 8.97 acre tract a distance of 634.55 feet to a iron rod found for the West corner of this 5.28 acres,

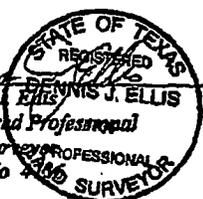
THENCE, N 45 degrees, 00'00" E with the common line of this tract and a 110.44 acre tract described in a deed to Waldine Adicks Jaeger recorded in Volume 333, Page 740 of the Official Records of Victoria County, Texas, a distance of 362.50 feet to a axle found for the North corner of this 5.28 acres,

THENCE, S 45 degrees, 12'00" E with the common line of this tract and a 2.00 acre tract recorded in Volume 353, Page 366 of the Official Records of Victoria County, Texas, a distance of 634.55 feet to a won rod found for the East corner of this 5.28 acres,

THENCE, S 45 degrees, 00'00" E (bearing reference line) with the Northwest line of Skyline Road a distance of 362.50 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 5.28 acres,

A survey plat accompanies this description

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on January 26, 2010, and bearings are based on a deed recorded in Volume 151, Page 597 of the Official Records of Victoria County, Texas.


Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4166

01/26/10
Date

FILE No. 10224
County Clerk, Victoria County, Texas

FILED

2023 MAY -4 A 8:33

M. B.
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-04690

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

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

Date: 7/5/2023
Time: The earliest time the sale will begin is 11:00 AM
Place: Victoria County Courthouse, Texas, at the following location: 115 North Bridge Street, Victoria, TX 77901 FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT 'A'

Commonly known as: 3507 PLEASANT GREEN DRIVE VICTORIA, TX 77901

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 4/7/2016 and recorded in the office of the County Clerk of Victoria County, Texas, recorded on 7/5/2016 under County Clerk's File No 201607275, in Book - and Page - Rerecorded on 07/18/2022 as Instrument No. 202208146 of the Real Property Records of Victoria County, Texas.

Grantor(s): Adolph Spann and Evelyn Spann, husband and wife
Original Trustee: Thomas E. Black, Jr.
Substitute Trustee: Auction.com, Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Jim Mills, Susan Mills, Russell Cain, Marilyn Cummings, Jan Regan, Tina Jacob, Ed Henderson, Pat Brennan, Rosie Trevino, Jim Chilcoat, Will Dabbs, Bob Frisch, Janice Stoner, Jodi Steen, Jo Woolsey, Nestor Trustee Services, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for loanDepot.com, LLC, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2023-04690

authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

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

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

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

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$184,907.00, executed by Adolph Spann and Evelyn Spann, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for loanDepot.com, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

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

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

T.S. #: 2023-04690

Dated: 5-4-23

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

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

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

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

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

EXHIBIT 'A'

BEING 0.50 OF AN ACRE SITUATED IN AND A PART OF FARM LOT NO. 2, BLOCK NO. 1, RANGE 5, EAST BELOW TOWN ON THE FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS, AND IS THE SAME AS THAT CERTAIN 0.5028 ACRE TRACT DESCRIBED IN A DEED TO JANELL A. KRUPPA AND HUSBAND, EMIL KRUPPA RECORDED IN VOLUME 299, PAGE 536 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.50 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON ROD SET ("ELLIS 4736") IN THE SOUTH LINE OF PLEASANT GREEN FOR THE NORTHWEST CORNER OF THIS 0.50 OF AN ACRE, ALSO BEING THE NORTHWEST CORNER OF SAID 0.5028 ACRE TRACT AND THE NORTHEAST CORNER OF A 0.5028 ACRE TRACT DESCRIBED IN A DEED TO CARY R. AND KIMBERLY VOSS RECORDED IN INSTRUMENT NUMBER 201204969 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS;

THENCE, N 63 DEGREES, 00'00" E (BEARING REFERENCE LINE) WITH THE SOUTH LINE OF PLEASANT GREEN A DISTANCE OF 148.00 FEET TO AN IRON ROD SET ("ELLIS 4736") FOR THE NORTHEAST CORNER OF THIS 0.50 OF AN ACRE;

THENCE, CROSSING A TRACT OF LAND OWNED BY JANELL AND BARBARA KRUPPA AS FOLLOWS;

1. S 25 DEGREES, 15'14" E (DEED CALL S 26 DEGREES, 00'00" E) A DISTANCE OF 148.00 FEET TO AN IRON ROD SET ("ELLIS 4736") FOR THE SOUTHEAST CORNER OF THIS 0.50 OF AN ACRE;

2. S 63 DEGREES, 00'00" W A DISTANCE OF 148.00 FEET TO AN IRON ROD SET ("ELLIS 4736") FOR THE SOUTHWEST CORNER OF THIS 0.50 OF AN ACRE;

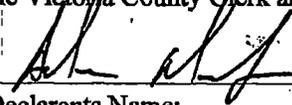
THENCE, N 25 DEGREES, 15'14" W (DEED CALL = N 26 DEGREES, 00'00" W) WITH THE COMMON LINE OF THIS TRACT AND SAID VOSS TRACT OF LAND A DISTANCE OF 148.00 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.50 OF AN ACRE.

T.S. #: 2023-04690

CERTIFICATE OF POSTING

Tx 78642

My name is Alexis Mendoza, and my address is 809 Fath Dr. Liberty Hill. I declare under penalty of perjury that on May 4, 2023 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: Alexis Mendoza

Date: May 4, 2023

23-01371
804 PROFIT DRIVE, VICTORIA, TX 77901

FILED

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

2023 MAY 11 P 2: 25

SD

Debra C. Cade
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Property: The Property to be sold is described as follows:

BEING LOT NUMBER TEN (10), BLOCK NO. SIX (6), GULF COAST INDUSTRIAL PARK, SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 17, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 13, 2019 and recorded on June 17, 2019 at Instrument Number 201906649 in the real property records of VICTORIA County, Texas, which contains a power of sale.

Sale Information: July 5, 2023, at 11:00 AM, or not later than three hours thereafter, at the area in front of the east door of the Victoria County Courthouse located at 115 North Bridge Street, Victoria, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DAVID CANCHOLA secures the repayment of a Note dated June 13, 2019 in the amount of \$114,880.00. PLANET HOME LENDING, LLC, whose address is c/o Planet Home Lending, 321 Research Parkway Suite 303, Meriden, CT 06450-8301, is the current mortgagee of the Deed of Trust and Note and Planet Home Lending is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4783757

Kirk Schwartz

De Cubas, Lewis & Schwartz, P.C.
Kirk Schwartz, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Sandra Mendoza
Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold
Mendoza, Sandra Mendoza, Vick Hammonds, Jodi
Steen, Ramon Perez, Garrett Sanders, Megan Ysassi,
John Sisk, Amy Ortiz, Alexis Mendoza, Susana
Sandoval, Elizabeth Anderson, Janice Stoner, Aleena
Litton, Daniel McQuade, Vanna Ho and Auction.com
employees included but not limited to those listed
herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Sandra Mendoza, declare under penalty of perjury that on the 11 day of May, 2013 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VICTORIA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILE No. 10238
County Clerk, Victoria County, Texas

2023 MAY 18 A 8:17

SPECIALIZED LOAN SERVICING LLC (SPZ)
MENDOZA, JAIME
1611 E MIMOSA AVENUE, VICTORIA, TX 77901

CONVENTIONAL
Firm File Number: 23-040087

M. D.
[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 11, 2006, JAIME MENDOZA, SR, A MARRIED MAN & VERONICA ZEPEDA, HIS SPOUSE, SIGNING PRO FORMA TO PERFECT LIEN ONLY, as Grantor(s), executed a Deed of Trust conveying to JOE E SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WMC MORTGAGE CORP 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 200604873, 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 , **Wednesday, July 5, 2023** 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 TWELVE (12), IN BLOCK NUMBER SEVEN (7), OF PARKWOOD 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 26 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

Property Address: 1611 E MIMOSA AVENUE
VICTORIA, TX 77901
Mortgage Servicer: SPECIALIZED LOAN SERVICING LLC
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-WMC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC2
6200 S. QUEBEC ST.
SUITE 300
GREENWOOD VILLAGE, CO 80111

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
Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 17, 2023.

[Signature]
By: _____
H. Gray Burks IV
Texas Bar # 03418320
Ronny George

Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Deutsche Bank National Trust Company, as
Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-
WMC2, Mortgage Pass-Through Certificates, Series 2006-
WMC2

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.

FILE No. 10239
County Clerk, Victoria County, Texas

FILED

2023 MAY 23 A 11:03

M. D.
Dicki Caskey
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 23-8568

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

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

Date: 7/5/2023
Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 2:00 PM
Place: Victoria County Courthouse in Victoria, Texas, at the following location: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

BEING LOT NUMBER ONE (1) , IN BLOCK NUMBER THREE (3) , OF TROPICAL ACRES, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 57 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 4/20/2018 and is recorded in the office of the County Clerk of Victoria County, Texas, under County Clerk's File No 201804488, recorded on 4/23/2018, of the Real Property Records of Victoria County, Texas.
Property Address: 101 YUCCA DR VICTORIA Texas 77904

Trustor(s): **CHANTELLE GIRDY** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR RESIDENTIAL ACCEPTANCE CORPORATION, A GEORGIA CORPORATION, ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **ALLIED FIRST BANK, SB DBA** Loan Servicer: **Allied First Bank, SB DBA**
SERVBANK **Servbank**

Current Substituted Trustees: **Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, WD Larew, Jennyfer Sakiewicz, Rick Snoko, Sarah Mays, Prestige Default Services, LLC**

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the

T.S. #: 23-8568

unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by CHANTELLE R. GIRDY, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$186,000.00, executed by CHANTELLE R. GIRDY, A SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR RESIDENTIAL ACCEPTANCE CORPORATION, A GEORGIA CORPORATION, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CHANTELLE R. GIRDY, A SINGLE WOMAN to CHANTELLE GIRDY. ALLIED FIRST BANK, SB DBA SERVBANK is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

ALLIED FIRST BANK, SB DBA SERVBANK
3138 E Elwood St
Phoenix, AZ 85034
925-304-3495

Dated: 5-28-23

Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, WD Larew, Jennyfer Sakiewicz, Rick Snok, Sarah Mays, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 23-8568

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILE No. 10240
County Clerk, Victoria County, Texas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 03/28/2005
Grantor(s): FRANK LICERIO, UNMARRIED
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$35,020.00
Recording Information: Instrument 200504921
Property County: Victoria
Property: (See Attached Exhibit "A")
Reported Address: 523 HEDGES, BLOOMINGTON, TX 77951

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1
Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Wednesday, the 5th day of July, 2023
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Victoria County Commissioner's Court, at the area most recently designated by the Victoria County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

By: _____

Exhibit "A"

BEING LOT NUMBERS TWENTY-SIX (26), TWENTY-SEVEN (27) AND TWENTY-EIGHT (28), IN BLOCK NUMBER ONE (1) OF BUNDICK ADDITION TO THE TOWNSITE OF BLOOMINGTON, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME I, PAGE 60, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

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

FILED

2023 MAY 25 A 10:53

SD
Shirley Cooper
COUNTY CLERK
VICTORIA COUNTY, TEXAS

22-064903

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)

Deed of Trust Date: May 11, 2011	Original Mortgagor/Grantor: ARMANDO CARDENAS AND ADELINA CARDENAS
Original Beneficiary / Mortgagee: STATE FINANCIAL SERVICES – SPRINGLEAF, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R3 MORTGAGE-BACKED NOTES, SERIES 2019-R3
Recorded in: Volume: N/A Page: N/A Instrument No: 201104595	Property County: VICTORIA
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 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 \$34,817.12, executed by ADELINA CARDENAS AND ARMANDO CARDENAS and payable to the order of Lender.

Property Address/Mailing Address: 1411.E ANAQUA AVE, VICTORIA, TX 77901

Legal Description of Property to be Sold: BEING LOT TWELVE (12), IN BLOCK NUMBER TWO (2), OF PARKWOOD 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 26 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES..

Date of Sale: July 5, 2023	Earliest time Sale will begin: 11:00 AM
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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 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, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R3 MORTGAGE-BACKED NOTES, SERIES 2019-R3, the owner and holder of the Note, has requested 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 *U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R3 MORTGAGE-BACKED NOTES, SERIES 2019-R3* 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, 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 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.



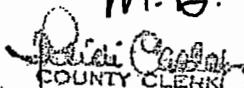
SUBSTITUTE TRUSTEE

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

FILED

2023 JUN -1 A 11:05
M. O.


COUNTY CLERK
VICTORIA COUNTY, TEXAS



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

ACTIVE MILITARY SERVICE 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.

WHEREAS on JANUARY 22, 2020, TIMOTHY W. LAQUAY, an individual residing in the State of Texas ("Timothy Laquay"), and LINDA F. LAQUAY, an individual residing in the State of Texas ("Linda Laquay" and together with Timothy Laquay, individually and collectively, "Grantor") executed:

(1) that certain DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, ASSIGNMENT OF RENTS AND FINANCING STATEMENT (the "First Lien Deed of Trust") which is recorded as INSTRUMENT NO. 202001456 of the real property records of Victoria County, Texas, and which presently secures PLAINSCAPITAL BANK, a Texas state bank ("Lender") in the payment of, among other things, that certain PROMISSORY NOTE in the original principal amount of SIX MILLION THREE HUNDRED SIXTY-FIVE THOUSAND THREE HUNDRED SIXTY-FIVE AND 00/100 DOLLARS (\$6,365,365.00) executed by TW LAQUAY MARINE, LLC, a Texas limited liability company ("Debtor") and payable to the order of Lender (the "Facility A Note"); and

(2) that certain DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, ASSIGNMENT OF RENTS AND FINANCING STATEMENT (the "Second Lien Deed of Trust") which is recorded as INSTRUMENT NO. 202001457 of the real property records of Victoria County, Texas, and which presently secures Lender in the payment of, among things, that certain PROMISSORY NOTE dated as of JANUARY 22, 2020, in the original principal amount of FOUR MILLION FOUR HUNDRED FIFTY-FIVE THOUSAND SEVEN HUNDRED FIFTY-FIVE AND 00/100 DOLLARS (\$4,455,755.00), executed by Debtor and payable to the order of Lender (as the same may have been amended, renewed, extended, restated, and/or modified from time to time, the "Facility B Note"); and

(3) that certain DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, ASSIGNMENT OF RENTS AND FINANCING STATEMENT (the "Third Lien Deed of Trust" and together with the First Lien Deed of Trust and the Second Lien Deed of Trust, collectively, the "Deeds of Trust") which is recorded as INSTRUMENT NO. 202001458 of the real property records of Victoria County, Texas, and which presently secures Lender in the payment of, among things, that certain PROMISSORY NOTE dated as of JANUARY 22, 2020, in the original principal amount of SEVEN

HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$750,000.00), executed by Debtor and payable to the order of Lender (as the same may have been amended, renewed, extended, restated, and/or modified from time to time, the "Revolving Facility Note");

WHEREAS, the Deeds of Trust conveyed to the trustee named therein the property in Victoria County, Texas described on Exhibit A attached hereto and made part hereof for all purposes, together with any and all other property described in the Deeds of Trust and not previously released of record, including, but not limited to, any and all personal property, fixtures, improvements and appurtenances described therein (collectively, the "Property"), which presently secures Lender in the payment of, among other things, the Notes, and all other indebtedness of Debtor to Lender (collectively, the "Indebtedness"); and

WHEREAS, Lender is the present holder of the Notes and beneficiary of the Deeds of Trust; and

WHEREAS, default has occurred in the payment of the Indebtedness, the Indebtedness is wholly due, and Lender has requested the undersigned, as Substitute Trustee, to sell the Property toward satisfaction of the Indebtedness;

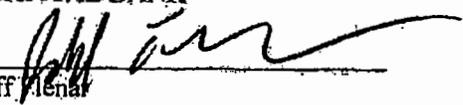
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **WEDNESDAY, JULY 5, 2023**, Substitute Trustee will sell the Property at public auction at the Victoria County Courthouse at the area in front of the east door of the Courthouse Building, located at 115 North Bridge Street, Victoria, Texas 77901, or at such other place as may be designated by the Commissioners Court of Victoria County, Texas pursuant to Section 51.002 of the Texas Property Code, 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. The earliest time the sale will occur is at 10:00 a.m., and the sale will be concluded no later than three hours thereafter.

APPOINTMENT OF SUBSTITUTE TRUSTEE: Lender, pursuant to Section 51.0075 of the Texas Property Code and the power to do so contained in the Deed of Trust, does hereby remove the present trustee or successor trustee under the Deed of Trust and does hereby name, constitute and appoint **STEVEN S. CAMP, REUBEN ROSOF, SABRINA NEFF, JOHNNY TAYLOR, and JEFFREY B. LANE** as successor trustee (the "Substitute Trustee"), each empowered to act independently, in place and in the stead of the present trustee or successor trustee, effective May 8, 2023. The address for Successor Trustee is:

c/o Husch Blackwell, LLP
600 Travis Street, Suite 2350
Houston, TX 77002.

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 AUTHORIZED AGENT OF THE MORTGAGEE.

PLAINSCAPITAL BANK

By: 

Name: Jeff Fienar

Title: Executive Vice President

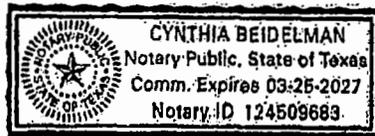
325 North St. Paul Street, Suite 800

Dallas, TX 75201

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on June 7, 2023, by Jeff Fienar, Executive Vice President of PLAINSCAPITAL BANK, a Texas state bank, on behalf of said bank.

[Seal]



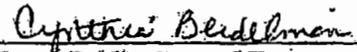

Notary Public, State of Texas

EXHIBIT A

**8523 Lower Mission Valley Road, Victoria, Texas
(Common Address)**

Legal Description

All that certain tract or parcel of land, lying and being situated in Victoria County, Texas, part of the Eben Haven Grant, and a subdivision of the 300 acres of land owned by H. D. Schlein and Mrs. Emelia Schlein, and being also the same called 150 acres of land described in a Warranty Deed dated March 28, 2008 from Dan Reese and wife, Debra Reese, dba Double DR Ranch to Jackie E. Burrows, Jr. and Alison B. Burrows, a married couple, d/b/a Double R Ranch, recorded as Document #200803583 in the Official Public Records of Victoria County, Texas; said land being more fully described by metes and bounds as follows:

BEGINNING at the East corner or lower corner of said 300 acres, the same being the North corner of a tract owned by Albert Meisner on the West bank of the Guadalupe River;

THENCE South 60 deg. W with the boundary line of said 300 acres and the said Meisner's land, 2,987 varas to a corner of this tract in the northeast line of the Victoria and Mission Valley Road (n/k/a Lower Mission Valley Road);

THENCE North 16-1/2 deg. W with line of said public road 294-1/2 varas to a corner of this tract and corner of a 150 acre tract surveyed for H. C. Schlein;

THENCE North 60 deg. E with said 150 acres 3,120 varas to corner of this tract on the west bank of the Guadalupe River; and iron stake for corner;

THENCE down the Guadalupe River with its meanders to the PLACE OF BEGINNING,
CONTAINING 150 acres of land.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Heidi Easley

Heidi Easley, County Clerk
Victoria County Texas
June 08, 2023 12:39:27 PM

ORIGINAL SCANNED

RETURNED TO:

Jeff Lane

DATE 6-8-2023

Ronnie Orsak

FEE: \$33.00

N

202305361

FILED

RO

2023 JUN -8 P 12:44

Diana Cantelmo
COUNTY CLERK

VICTORIA COUNTY, TEXAS

FILE No. 10244
County Clerk, Victoria County, Texas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 03/28/2005
Grantor(s): FRANK LICERIO, UNMARRIED
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$35,020.00
Recording Information: Instrument 200504921
Property County: Victoria
Property: (See Attached Exhibit "A")
Reported Address: 462 HEDGES, BLOOMINGTON, TX 77951

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1 Specialized Loan Servicing LLC
Mortgage Servicer: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1
Current Beneficiary: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1
Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Wednesday, the 5th day of July, 2023
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Victoria County Commissioner's Court, at the area most recently designated by the Victoria County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth, above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

2023 JUN 12 A 11:29

M.D.
Doris Craker
COUNTY CLERK
VICTORIA COUNTY, TEXAS

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.

By: _____

Exhibit "A"

BEING LOT NUMBERS TWENTY-SIX (26), TWENTY-SEVEN (27) ADND TWENTY-EIGHT (28), IN BLOCK NUMBER ONE (1) OF BUNDICK ADDITION TO THE TOWNSITE OF BLOOMINGTON, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 60, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH IS HEREMADE FOR ALL PURPOSES.

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

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

FILED

2023 JUN 12 P 12:07

Diana Castel SO
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, GEORGE D. VASQUEZ, SINGLE MAN delivered that one certain Deed of Trust dated APRIL 18, 2012, which is recorded in INSTRUMENT NO. 201204295 of the real property records of VICTORIA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$75,048.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, JULY 5, 2023, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT NUMBER TWO (2), BLOCK ONE (1), NORTHEAST DEVELOPMENT RESUBDIVISION NO. 3, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 8, PAGE 134C, OF THE PLAT RECORDS OF THE CITY OF VICTORIA.

The sale will occur at that area designated by the Commissioners Court of VICTORIA County, Texas, for such sales (OR AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: JUNE 12, 2023.



SUBSTITUTE TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, by Deed of Trust dated April 4, 2019, Ashley J. Pall conveyed to Kelly Garrett Kucera, as Trustee, the following property situated in the County of Victoria, Texas, to-wit:

Being a 0.2212 acre tract of land known as the north one-half of Lot 4, in Block 103 of the Original Townsite to the City of Victoria, Victoria County, Texas according to the established map and plat of said townsite recorded in Volume 3, Page 67, of the Plat Records of said County, and being more fully and particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$300,000.00 executed by Ashley J Pall, and made payable to the order of Douglas E. Meis (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 201904342 of the Official Records of Victoria County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Kelly Garrett Kucera, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

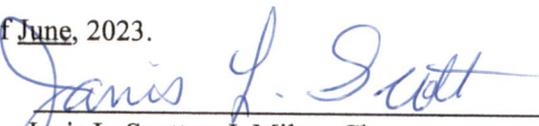
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on WEDNESDAY, July 5, 2023 I will sell for cash, the property in the area designated by the Commissioner's Court of Victoria County as the area where foreclosure sales are to take place, (being the FRONT OF THE EAST DOOR OF THE COURTHOUSE ANNEX BUILDING LOCATED ON NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE) at the Victoria County Courthouse Annex, N. Bridge Street, Victoria, TX 77901, to the highest bidder. The time at which the sale will begin will be 11:00 a.m., or within three (3) hours after said time.

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

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

WITNESS my hand this the 13th day of June, 2023.



Janis L. Scott or J. Milton Chapman
Substitute Trustee
Anderson, Smith, Null & Stofer, LLP,
4611 E. Airline, Ste. 202
Victoria, TX 77904

Exhibit A

0.2212 ACRE

THE STATE OF TEXAS)
THE COUNTY OF VICTORIA)

BEING a 0.2212 acre tract of land known as the north one-half of Lot 4, in Block 103 of the Original Townsite to the City of Victoria, Victoria County, Texas according to the established map and plat of said townsite recorded in Volume 3, Page 67, of the Plat Records of said County, and being that same tract of land as conveyed by J.L. Hausmann, et ux to Douglas E. Meis according to instrument recorded in Volume 9, Page 685 of the Official Records of said County, said 0.2212 acre tract of land being more fully described by notes and bounds as follows:

BEGINNING, at a 5/8 inch iron rebar with a yellow cap marked "U.S.I. RPLS 4943" set for the northeast corner of the herein described tract, same being the intersection of the south right-of-way of West Stayton Street (55.60' R.O.W.) and the west right-of-way of Bridge Street (55.60' R.O.W.);

THENCE, South 20 deg. 06' 00" West, with the west right-of-way of said Bridge Street, a distance of 69.42 feet to a point for the southwest herein described tract, same being the common northeast corner of that certain tract of land known as the south one-half of Lot 4, Block 103 of the Townsite of Victoria as conveyed by Irene Louise Hopkins et Malvin Morris, et ux according to instrument recorded in Volume 678, Page 317 of the Deed Records of said County;

THENCE, North 70 deg. 00' 00" West, with the common line of said Morris tract, a distance of 138.83 feet to a point for the southwest corner of the herein described tract, same being the common northeast corner of that certain tract of land known as the south one-half of Lot 3, Block 103 of the City of Victoria as conveyed by Cuero Federal Savings and Loan Association to Myra Starkey according to instrument recorded in Volume 4, Page 443 of the Official Records of said County, further being the southeast corner of Lot 3R-A, in Block 103 of the Original Townsite Resubdivision No. 25 according to instrument recorded in Volume 7, Page 74-D of the Plat Records of said County;

THENCE, North 20 deg. 06' 00" East, with the common line of said Lot 3R-A, Block 103 of the Original Townsite Resubdivision No. 25, a distance of 69.42 feet to a 3/8 inch diameter iron rebar with a yellow cap marked "U.S.I. RPLS 4943" set for the northwest corner of the herein described tract, same being the northeast corner of said Lot 3R-A, Block 103 of the Original Townsite Resubdivision No. 25, further being in the south right-of-way of said Stayton Street;

THENCE, South 70 deg. 00' 00" East, with the south right-of-way of said Stayton Street, a distance of 138.83 feet to the POINT OF BEGINNING, CONTAINING within these notes and bounds a 0.2212 acre tract of land more or less.

The foregoing fieldnote description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in April 1999, and is true and correct to the best of my knowledge and belief.

Terry F. Ruddle

Terry F. Ruddle
Registered Professional Land Surveyor
Texas No. 4943 4/28/99



210443

FILED

2023 JUN 13 P 1:29

SD

Diana Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS