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[Signature]
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-10002-TX

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: 9/3/2024
- Time: The earliest time the sale will begin is 11:00 AM , or within three (3) hours after that time.
- 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:

Lot Number Seven (7), Block Number Two (2), Parkstone Subdivision - Phase I, an addition to the City of Victoria, Victoria County, Texas, according to the map or plat recorded in Volume 8, Page 105 A&B, Plat Records of Victoria County, Texas.

Commonly known as: 208 YOSEMITE DR VICTORIA, TX 77904

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 4/13/2022 and recorded in the office of the County Clerk of Victoria County, Texas, recorded on 4/19/2022 under County Clerk's File No 202204446, in Book - and Page - of the Real Property Records of Victoria County, Texas.

- Grantor(s): Jami Trevino, married woman
- Original Trustee: Scott R. Valby
- Substitute Trustee: Auction.com, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner, Jodi Steen, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Adolfo Rodrigez aka Adolfo Rodriguez, Jim Mills, Susan Mills, Russell Cain, Marilyn Cummings, Jan Regan, Tina Jacob, Ed Henderson, Pat Brennan, Rosie Trevino, Jim Chilcoat, Will Dabbs, Nestor Solutions, LLC
- Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
- Current Mortgagee: Freedom Mortgage Corporation

T.S. #: 2024-10002-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$235,000.00, executed by Jami Trevino, married woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, 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
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
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. #: 2024-10002-TX

Dated: 7/5/24

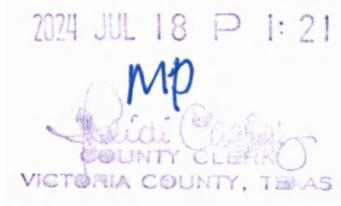
Auction.com, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner, Jodi Steen, Alexis Mendoza, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, Adolfo Rodrigez aka Adolfo Rodriguez, Jim Mills, Susan Mills, Russell Cain, Marilyn Cummings, Jan Regan, Tina Jacob, Ed Henderson, Pat Brennan,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

c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
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 Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648



3611 HANSELMAN RD
VICTORIA, TX 77901

0000010203255

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 03, 2024
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 November 06, 2020 and recorded in Document INSTRUMENT NO. 202012576 real property records of VICTORIA County, Texas, with NICHOLAS HINOJOSA A SINGLE PERSON AND KAILEY NGUYEN A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NICHOLAS HINOJOSA A SINGLE PERSON AND KAILEY NGUYEN A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$177,510.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, VANNA HO, ADOLFO RODRIGUEZ 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: _____

3611 HANSELMAN RD
VICTORIA, TX 77901

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VICTORIA

EXHIBIT "A"

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER ONE (1), OF PELICANS POINT SUBDIVISION, A SUBDIVISION IN THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 9, PAGE 147-B, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

1. Recitals

A. The Lender named below is the current mortgagee of the Deed of Trust and the current owner and holder of the Loan Agreement and the Promissory Note described below.

B. The Loan Agreement and Promissory Note are secured by the Deed of Trust described below.

C. The Debtor named below is in default in the payment of the Loan Agreement and the Promissory Note and in the performance of the obligations of the Deed of Trust, and the default has not been cured after receiving notice of default and opportunity to cure.

D. The Lender has accelerated the indebtedness evidenced by the Loan Agreement and the Promissory Note.

E. Notice is hereby given that the property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Foreclosure Sale and the applicable laws of the State of Texas.

2. Property to Be Sold:

The property to be sold is described as follows:

Address: 2208 SW Ben Jordan Street, Victoria, TX 77901

Legal Description: Lot Number One (1), in Block Number One (1), of MARLOW 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 8, Page 108B of the Plat Records of Victoria County, Texas.

3. Date, Time, and Place of Sale:

Date: The sale shall be held on Tuesday, September 3, 2024.

Time: The earliest time at which the sale will begin is 10:00 a.m. CT, and the sale will be conducted within three hours thereafter.

Place: The sale shall be held at in front of the East Door of the Victoria County Courthouse, located at 115 N. Bridge Street, Victoria, TX 77901, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

4. Terms of Sale:

Because of the default in performance of the obligations secured by the Deed of Trust, the Substitute Trustee will sell the property "As Is" by public auction to the highest bidder. 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.

5. Instrument to be Foreclosed:

The Security Instrument to be foreclosed is the Deed of Trust dated February 11, 2021, signed by Sunnyside Well Service Inc., a Mississippi Corporation ("Debtor") as grantor, to Kenneth Barnard as trustee, for the benefit of First Service Bank, Dermott, as beneficiary, and recorded under Document Number 202102006 in the official public records of Victoria County, Texas.

6. Obligations Secured:

The indebtedness is evidenced by a Business Loan Agreement dated February 11, 2021 ("the Loan Agreement") and a Commercial Promissory Note dated February 11, 2021 (the "Promissory Note") in the original principal amount of One Hundred One Thousand and 500/100 Dollars (U.S. \$101,500.00), including all accrued and unpaid interest and all other amounts payable by Debtor as described in the Loan Agreement, the Promissory Note, any other related documents, and all modifications, renewals, and extensions thereof ("the Indebtedness"). First Service Bank, Dermott, is the current mortgagee of the Deed of Trust and the current owner and holder of the Loan Agreement and the Promissory Note.

7. Name and Address of Substitute Trustees:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, the mortgagee's attorney appoints the Substitute Trustees listed below.

The names of the Substitute Trustees are:

Butler Snow LLP
Marshall A. Bowen
Victoria A. Giese
Jordan Jarreau
Megan Donaldson

The address of the Substitute Trustees is:

Butler Snow LLP, 1400 Lavaca St., Suite 1000, Austin, TX 78701

8. Additional Provisions:

Default has occurred in the payment of the Loan Agreement and the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Loan Agreement and Promissory Note, has requested that a Substitute Trustee sell the Property. In compliance with Texas Property Code section 51.002(d), Lender sent notice of default, suspension, and acceleration to Debtor by Certified United States Mail, Return Receipt Requested, and by Federal Express on February 13, 2024. The Notice of Default provided a ten-day cure period to cure the default.

The Deed of Trust may encumber both real and personal property. Formal notice is given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, a Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will 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 released or subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record by Lender from the security interest of the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 TRUSTEES 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.

This Notice of Foreclosure Sale is executed this 23rd day of July, 2024.

First Service Bank, Dermott

114 E. Peddicord Street
Dermott, Arkansas 71638

By: Marshall A. Bowen
Marshall A. Bowen
BUTLER SNOW LLP
1400 Lavaca St., Suite 1000
Austin, TX 78701

Attorney for Lender First Service Bank, Dermott

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

1. Recitals

A. The Lender named below is the current mortgagee of the Deed of Trust and the current owner and holder of the Loan Agreement and the Promissory Note described below.

B. The Loan Agreement and Promissory Note are secured by the Deed of Trust described below.

C. The Debtor named below is in default in the payment of the Loan Agreement and the Promissory Note and in the performance of the obligations of the Deed of Trust, and the default has not been cured after receiving notice of default and opportunity to cure.

D. The Lender has accelerated the indebtedness evidenced by the Loan Agreement and the Promissory Note.

E. Notice is hereby given that the property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Foreclosure Sale and the applicable laws of the State of Texas.

2. Property to Be Sold:

The property to be sold is described as follows:

Address: 3806 & 3810 E. Rio Grande Street, Victoria, TX 77901

Legal Description:

Tract One: Lots No. Three (3) and Four (4), in Block No. Two (2), of VICTORIA INDUSTRIAL PART #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 6, Page 102, of the Map and Plat Records of Victoria County, Texas.

Tract Two: Lot No. Five (5), in Block No. Two (2), of VICTORIA INDUSTRIAL PART #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 6, Page 102, of the Map and Plat Records of Victoria County, Texas.

3. Date, Time, and Place of Sale:

Date: The sale shall be held on Tuesday, September 3, 2024.

Time: The earliest time at which the sale will begin is 10:00 a.m. CT, and the sale will be conducted within three hours thereafter.

Place: The sale shall be held at in front of the East Door of the Victoria County Courthouse, located at 115 N. Bridge Street, Victoria, TX 77901, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

4. Terms of Sale:

Because of the default in performance of the obligations secured by the Deed of Trust, the Substitute Trustee will sell the property "As Is" by public auction to the highest bidder. 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.

5. Instrument to be Foreclosed:

The Security Instrument to be foreclosed is the Deed of Trust dated July 28, 2020, signed by Sunnyside Well Service Inc., a Mississippi Corporation ("Debtor") as grantor, to Riverway Title as trustee, for the benefit of First Service Bank, Dermott, as beneficiary, and recorded under Document Number 202008040 in the official public records of Victoria County, Texas.

6. Obligations Secured:

The indebtedness is evidenced by a Business Loan Agreement dated July 28, 2020 ("the Loan Agreement") and a Commercial Promissory Note dated July 28, 2020 (the "Promissory Note") in the original principal amount of Three Hundred Twenty Six Thousand and 25/100 Dollars (U.S. \$326,025.00), including all accrued and unpaid interest and all other amounts payable by Debtor as described in the Loan Agreement, the Promissory Note, any other related documents, and all modifications, renewals, and extensions thereof ("the Indebtedness"). First Service Bank, Dermott, is the current mortgagee of the Deed of Trust and the current owner and holder of the Loan Agreement and the Promissory Note.

7. Name and Address of Substitute Trustees:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, the mortgagee's attorney appoints the Substitute Trustees listed below.

The names of the Substitute Trustees are:

Butler Snow LLP
Marshall A. Bowen
Victoria A. Giese
Jordan Jarreau
Megan Donaldson

The address of the Substitute Trustees is:

Butler Snow LLP, 1400 Lavaca St., Suite 1000, Austin, TX 78701

8. Additional Provisions:

Default has occurred in the payment of the Loan Agreement and the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Loan Agreement and Promissory Note, has requested that a Substitute Trustee sell the Property. In compliance with Texas Property Code section 51.002(d), Lender sent notice of default, suspension, and acceleration to Debtor by Certified United States Mail, Return Receipt Requested, and by Federal Express on February 14, 2024. The Notice of Default provided a ten-day cure period to cure the default.

The Deed of Trust may encumber both real and personal property. Formal notice is given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, a Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will 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 released or subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record by Lender from the security interest of the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any.

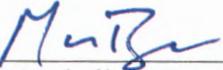
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 TRUSTEES 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.

This Notice of Foreclosure Sale is executed this this 23rd day of JULY, 2024.

First Service Bank, Dermott

114 E. Peddicord Street
Dermott, Arkansas 71638

By: 
Marshall A. Bowen
BUTLER SNOW LLP
1400 Lavaca St., Suite 1000
Austin, TX 78701

Attorney for Lender First Service Bank, Dermott

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Didi
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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) AND THE SOUTH ONE-HALF (S/2) OF LOT FOUR (4), IN BLOCK NUMBER TWO (2), OF BREEZE TERRACE ADDITION, AN ADDITION TO THE CITY OF VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITON 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 12/15/2004 and recorded in Document 200417487 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: 09/03/2024

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.

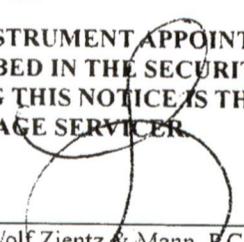
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 SHERIN A BRUCE, provides that it secures the payment of the indebtedness in the original principal amount of \$60,000.00. and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET- BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET- BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET- BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R3 obtained a Order from the 24th District Court of Victoria County on 07/22/2024 under Cause No. 24-04-90993-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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.

113 Wearden Drive
Victoria, Texas 77904

FILE No. 10374
County Clerk, Victoria County, Texas

FILED

NOTICE OF FORECLOSURE

2024 AUG 12 P 3:02

MD
Diana G. G...
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale:

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

Being the Southwesterly One-Half (1/2) of Lot No. Twenty-Three (23) of Spring Creek Acres, a subdivision in Victoria County, Texas according to the established map and plat of record in Volume 3, Page 77, Map and Plat Records of Victoria County, Texas; said portion of Lot Twenty-Three (23) being more particularly described by metes and bounds on attached Exhibit "A".

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

Date: September 3, 2024

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: 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 of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing 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 beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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 nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Roy Coronado and Tonya Lynette Coronado. The deed of trust is dated May 20, 2022 and filed in the Real Property Records of Victoria County as Document Number 202205973.

113 Wearden Drive
Victoria, Texas 77904

5. 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 \$146,000.00, executed by Roy Coronado and Tonya Lynette Coronado, and payable to the order of NRH XI, LLC, a Texas limited liability company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Roy Coronado and Tonya Lynette Coronado. NRH XI, LLC, a Texas limited liability company is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned:

Law Office of Samuel E. Sprowles
7001 Westwind Drive, Suite V-6
El Paso, Texas 79912
Attention: Samuel E. Sprowles
Telephone: (915) 532-0222

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested that the Trustee, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner, Jodi Steen and/or Samuel E. Sprowles, c/o Samuel E. Sprowles, 7001 Westwind Drive, El Paso, Texas 79912, conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.

EXECUTED this 18th day of July 2024.



Samuel E. Sprowles

EXHIBIT "A"

BEING the Southwesterly one-half (1/2) of Lot No. Twenty-Three (23) of Spring Creek Acres, a subdivision in Victoria County, Texas, according to the established map and plat of said subdivision, duly recorded in the Volume 3, page 77, of the Map and Plat records of Victoria County, Texas, to which map and plat and its recordation reference is herenow made for all purposes; said portion of Lot No. Twenty-Three (23), being described by metes and bounds as follows, to-wit:

BEGINNING at a stake in Wearden Drive, which said point is the most Northernly corner of Lot No. Twenty-two (22) and the most Westerly corner of Lot No. Twenty-three (23), Spring Creek Acres;

THENCE South 45° 15' East with the common boundary line between Lot No. Twenty-two (22) and Lot No. Twenty-three (23), Spring Creek Acres, a distance of 334.1 feet to a stake for corner, said stake also marking the most Southerly corner of Lot No. Twenty-three (23) and the most Easterly corner of Lot No. Twenty-two (22), Spring Creek Acres;

THENCE North 43° 56' East with a boundary line of Lot No. Twenty-three (23), Spring Creek Acres, a distance of 196.7 feet to a stake for corner.

THENCE North 45° 15' West, parallel to the common boundary line between Lot No. Twenty-Two (22) and Lot No. Twenty-three (23), Spring Creek Acres, a distance of 553.6 feet to a stake for corner in Wearden Drive;

THENCE South 44° 01' West along Wearden Drive, a distance of 196.7 feet to the **PLACE OF BEGINNING**, and being further described as the Southwesterly one-half (1/2) of Lot No. Twenty-three (23), Spring Creek Acres, a subdivision in Victoria County, Texas, according to the established map and plat of said subdivision, duly recorded in Volume 3, Page 77, of the Map and Plat Records of Victoria County, Texas.

FILE No. 10375
County Clerk, Victoria County, Texas
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of September, 2024
Time: 11:00 am or not later than three hours after that time
Place: **FRONT OF THE EAST DOOR OF THE COURTHOUSE
BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR
AS DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE.**

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 27, 2022
Grantor(s): L2E Investments and Development, LLC
Original Mortgagee: RCN Enterprises, LLC d/b/a Nworie Capital
Original Principal: \$157,500.00
Recording Information: Deed Inst.# 202208572
Current Mortgagee/Beneficiary: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-5
Secures: Term Note (the "Note") in the original principal amount of \$157,500.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, amended, corrected and/or extended.

PROPERTY TO BE SOLD:

Property County: Victoria
Property Description: (See Attached Exhibit "A")
Property Address: 1717 E. Mesquite Lane, Victoria, Texas 77901-4247
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

FILED

2024 AUG 12 P 3:02

MD
Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS

SUBSTITUTE TRUSTEE(S): Virgil Jordan, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, or any.

SUBSTITUTE TRUSTEE ADDRESS: 14800 Landmark Blvd, Suite 850, Addison, TX 75254

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Ste. 780, Irving, Texas 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is

_____. I declare under penalty perjury that 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.

Return to: Jay.Jordan@mccalla.com or McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Ste. 780, Irving, Texas 75038

EXHIBIT "A"

BEING LOT NUMBER NINE (9), IN BLOCK NUMBER FOUR (4), OF WOODLAWN SUBDIVISION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAPOR PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

FILED

2024 AUG 13 P 1:39

Notice of Substitute Trustee Sale

T.S. #: 24-11846

SP
Shirley Carter
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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: **9/3/2024**
Time: The sale will begin no earlier than **12:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **3:00 PM**
Place: **Victoria County Courthouse in Victoria, Texas, at the following location: THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET 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 TWENTY-ONE (21), IN BLOCK NUMBER SIXTEEN (16), OF CIMARRON UNIT IV, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT RECORD IN VOLUME 6, PAGE 90, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 7/24/2012 and is recorded in the office of the County Clerk of Victoria County, Texas, under County Clerk's File No. 201208475, recorded on 8/1/2012, of the Real Property Records of Victoria County, Texas.

Property Address: **302 NAVAJO DRIVE VICTORIA, TEXAS 77904**

Trustor(s): **DONALD A. SCHMIELEY AND AUDREY J. SCHMIELEY** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1** Loan Servicer: **GITSIT Solutions, LLC**

Current Substituted Trustees: **Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, WD Larew, Jennyfer Sakiewicz, Rick Snoke, Sarah Mays, Adolfo Rodriguez, 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

T.S. #: 24-11846

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DONALD A. SCHMIELEY AND AUDREY J. SCHMIELEY, HUSBAND AND WIFE. 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 \$196,500.00, executed by DONALD A. SCHMIELEY AND AUDREY J. SCHMIELEY, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DONALD A. SCHMIELEY AND AUDREY J. SCHMIELEY, HUSBAND AND WIFE to DONALD A. SCHMIELEY AND AUDREY J. SCHMIELEY, GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 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 and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

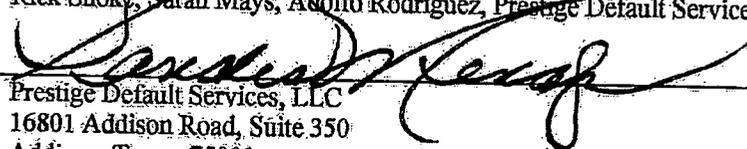
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**GITSIT Solutions, LLC, not in its individual capacity but solely
in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1
c/o GITSIT Solutions, LLC
333 S. Anita Drive, Suite 400,
Orange, CA 92868
888) 566-3287**

T.S. #: 24-11846

Dated: 8.13.24

Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, WD Larew, Jennyfer Sakiewicz, Rick Snook, Sarah Mays, Alfonso Rodriguez, 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

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