

FILE No. 9995
County Clerk, Victoria County, Texas

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Wendi Caskey
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 EIGHTEEN (18), IN BLOCK NUMBER TWO (2), OF CASTLE HILL SECTION I, 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 5 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 06/11/2007 and recorded in Document 200707584 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: 10/05/2021
- 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 JAMES F WELDER AND KATHRYN A WELDER, provides that it secures the payment of the indebtedness in the original principal amount of \$122,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 6200 S. Quebec St., Greenwood Village, CO 80111 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

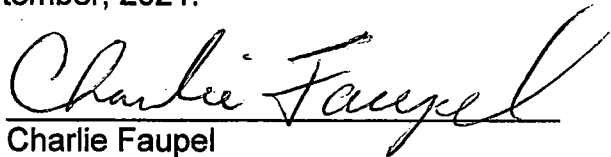
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Patrick R. Gasch of Victoria County, Texas, dated July 1, 2017, and duly recorded at #201812924, of the Official Records Instrument of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, October 7, 2021, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Lot 16, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

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

EXECUTED this 9th day of September, 2021.


Charlie Faupel

FILED

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M.A.

COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Patrick R. Gasch of Victoria County, Texas, dated July 1, 2017, and duly recorded at #201812924, of the Official Records Instrument of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, October 5, 2021, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. of that day (the earliest time at which the sale will occur is 10:00 o'clock a.m., and the latest time at which it may occur is 1:00 o'clock p.m.), the following-described property, to-wit:

Lot 16, Block 16, of SHADY OAKS SUBDIVISION, SECTION VI, according to the established map or plat of said subdivision recorded in the Map or Plat Records of Victoria County, Texas;

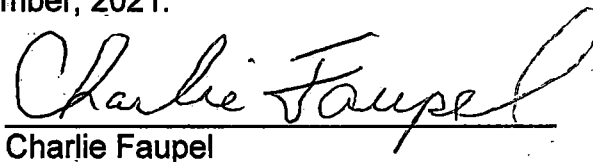
SUBJECT, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties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

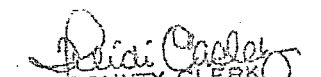
EXECUTED this 9th day of September, 2021.

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Charlie Faupel


COUNTY CLERK
VICTORIA COUNTY, TEXAS

FILE No. 10001
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: 08/16/2002
Grantor(s): FRANK A MARTINEZ AND DANIELLE L MARTINEZ, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal: \$31,875.00
Recording Information: Instrument 200211006
Property County: Victoria
Property: (See Attached Exhibit "A")
Reported Address: 204 MAHON STREET, TELFERNER, TX 77988

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, National Association, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as successor to Bank One, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2002-HE3, Asset Backed Pass-Through Certificates

Mortgage Servicer: Specialized Loan Servicing LLC

Current Beneficiary: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, National Association, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as successor to Bank One, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2002-HE3, Asset Backed Pass-Through Certificates

Mortgage Servicer Address: 6200 S. Quebec St., Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of October, 2021
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, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Michael Burns, or Tori Jones, 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, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Michael Burns, or Tori Jones, 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.

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Victoria County
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, Vicki Hammonds, Janice Stoner or Jodi Steen, Braden Barnes, Michael Burns, or Tori Jones, 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 0.34 OF AN ACRE, THE SOUTH ONE-HALF OF LOT 4 AND ALL OF LOTS 5, 6 AND 7, BLOCK 4, OF THE ORIGINAL TOWNSITE OF TELFERNER, VICTORIA COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED IN VOLUME 60, PAGE 490 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 0.34 OF AN ACRE IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF BLOCK 9, ORIGINAL TOWNSITE OF TELFENER;

THENCE, N 31 DEGREES 00'00" W (BEARING REFERENCE LINE) A DISTANCE OF 119.44 FEET TO A 5/8 INCH IRON ROD SET FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED 0.34 OF AN ACRE, ALSO BEING THE COMMON CORNER OF LOT 7 AND 8, BLOCK 4;

THENCE 31 DEGREES 00'00" W WITH THE NORTHEAST LANE OF MAHON STREET A DISTANCE OF 106.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 0.34 OF AN ACRE;

THENCE, N 59 DEGREES 00'00" E CROSSING SAID LOT 4 A DISTANCE OF 138.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 0.34 OF AN ACRE;

THENCE, S 31 DEGREES 00'00" E WITH THE COMMON LINE OF LOTS 4, 5, 6, 7, 12, 13, 14 AND 15 A DISTANCE OF 106.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE EAST CORNER OF THIS 0.34 OF AN ACRE;

THENCE, S 59 DEGREES 00'00" W WITH THE COMMON LINE OF LOT 7 AND 8 A DISTANCE OF 138.89 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 0.34 OF AN ACRE.

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

Notice of Trustee's Sale

Date: September 10, 2021

Trustee: Stephen A. Beal

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

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

Obligation: Real Estate Lien Note dated July 17, 2019, from Maker, Marcos John Barelas and Jacklynn Marie Sanchez to Payee, BP-Residential, L.L.C., in the original principal amount of \$120,000.00

Deed of Trust

Date: July 17, 2019

Recording Information: Filed on August 1, 2019, and recorded under document number 201908631 Official Public Records of VICTORIA County, Texas

Grantor: Marcos John Barelas and Jacklynn Marie Sanchez

Trustee: Stephen A. Beal

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

Property: BEING Lot Number Nine (9), in Block Number Six (6), of MAYFAIR TERRACE, an addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 3, Page 23 of the Plat Records of Victoria County, Texas, to which reference is here made for descriptive purposes

Date of Sale (first Tuesday of month): October 5, 2021

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

Place of Sale: Victoria County Courthouse

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

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

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

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

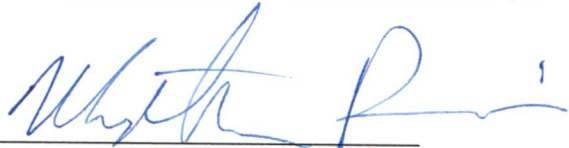
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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

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

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

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

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


STEPHEN A. BEAL, TRUSTEE

FILE No. 10004
County Clerk, Victoria County, Texas
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 27th day of February, 2021, Timothy LaQuay and Linda LaQuay (collectively the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Victoria County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of October, 2021, between the hours of 11:00 A.M. and 2:00 P.M., I will sell the Property to the highest bidder for cash at the front of the East door of the courthouse building located at 115 North Bridge Street, where the Commissioners Court has designated such sales to take place. The building is located at 115 North Bridge Street, Victoria, Texas, 77901.

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

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 send of this notice immediately.

Said Property is described as follows:


1. BEING LOT NUMBER TEN (10), IN BLOCK NUMBER THREE (3), OF VICTORIA INDUSTRIAL PARK NO. 4, SECIION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 7, PAGE 61B, PLAT RECORDS OF VICTORIA COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 13th day of September, 2021.

Address of Substitute Trustee:

8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: _____



Sab Frisch
Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

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2021 SEP 13 A 9:04

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Linda Cochran
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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

2021 SEP 13 A 9:42


HEIDI COOLEY
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, THOMAS YAWS AND WIFE, MISTY YAWS delivered that one certain Deed of Trust dated AUGUST 5, 2005, which is recorded in INSTRUMENT NO. 200511273 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 \$20,000.00 payable to the order of MORTGAGEIT, INC., 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, ASPEN PROPERTIES GROUP, LLC AS TRUSTEE FOR ASPEN I REVOCABLE TRUST, the Mortgagee, 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, OCTOBER 5, 2021, 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 ALL OF LOT NO. FORTY-TWO (42), IN BLOCK NO TWO (2), OF HIGHLAND ESTATES SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 54, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

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

NOTICE IS FURTHER GIVEN that the address of FCI LENDER SERVICES, INC., the Mortgage Servicer, is P.O. BOX 28720, ANAHEIM, CA 92809. 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.

Dated: SEPTEMBER 13, 2021.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SANDRA MENDOZA
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR
SUSAN SANDOVAL OR W.D. LAREW OR SARAH
MAYS

FILE NO.: FCI-1024
PROPERTY: 404 ANGUS STREET
VICTORIA, TEXAS 77904

THOMAS YAWS

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

FILE No. 10006
County Clerk, Victoria County, Texas

Heidi Easley
9/13/2021 11:17 AM FEE: \$28.00
Heidi Easley, County Clerk
Victoria County, Texas
N 20211418 Pages: 4

**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

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Heidi Easley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

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;

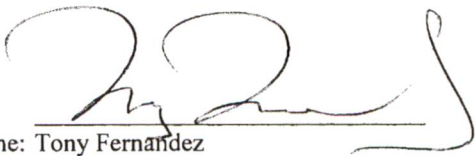
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 5, 2021**, Substitute Trustee will sell the Property at public auction at the Victoria County Courthouse at the area in front of the east door of the Courthouse Building, located at 115 North Bridge Street, Victoria, Texas 77901, or at 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 11:00 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, ANNIE BOLDING, 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 11, 2021. 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.

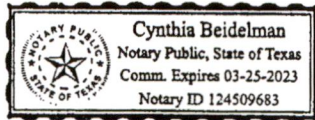
PLAINSCAPITAL BANK

By: 
Name: Tony Fernandez
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 September 13, 2021, by Tony Fernandez, Executive Vice President of PLAINSCAPITAL BANK, a Texas state bank, on behalf of said bank.

[Seal]



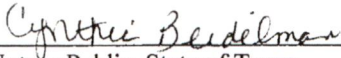

Notary Public, State of Texas

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. Emelja 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.