

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: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF VICTORIA, DESCRIBED AS FOLLOWS:

LOT NINE (9), BLOCK TWO (2), AND THE SOUTH 10 FEET (SOUTH 10 FEET) OF LOT EIGHT (8), BLOCK TWO (2) OF AKERS ADDITION, AN ADDITION TO THE CITY OF VICTORIA IN VICTORIA COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 161, PAGE 391 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/04/2017 and recorded in Document 201704053 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: 01/02/2024

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 MARIE M BREWER, provides that it secures the payment of the indebtedness in the original principal amount of \$100,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: www.mwzmlaw.com/tx-investors

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.

FILED

2023 NOV -2 A 11: 39

M. D.


COUNTY CLERK
VICTORIA COUNTY, TEXAS

2023 NOV 13 P 2:13

23TX373-0310
504 REASER DRIVE, VICTORIA, TX 77905

SD
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT NO. EIGHTEEN (18), IN BLOCK NO. TEN (10), OF SHADY OAKS SUBDIVISION V, A SUBDIVISION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 6, PAGE 193, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated May 6, 2014 and recorded on May 6, 2014 as Instrument Number 201405093 in the real property records of VICTORIA County, Texas, which contains a power of sale.

Sale Information:

January 02, 2024, 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 CINDY A. BARCROFT secures the repayment of a Note dated May 6, 2014 in the amount of \$66,276.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation 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.

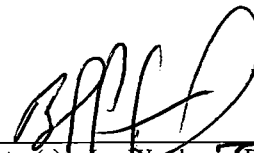
Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton, Daniel McQuade, Vanna Ho, Alexis Mendoza, Jennyfer Sakiewicz, Dustin George

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s) Jo Woolsey, Bob Frisch,
Arnold Mendoza, Sandra Mendoza, Jodi Steen,
Janice Stoner, John Sisk, Amy Ortiz, Aleena Litton,
Daniel McQuade, Vanna Ho, Alexis Mendoza,
Jennyfer Sakiewicz, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I 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).

2024 SEP 19 P 1:05

MD

Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS

TS No.: 2024-01243-TX
18-000594-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 12/03/2024

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

Place: Victoria County, Texas at the following location: **FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 106 Rosewood Drive, Victoria, TX 77901

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/31/2008 and recorded 04/02/2008 in Document 200803681, real property records of Victoria County, Texas, with **Duane Sullivan, a single man** grantor(s) and ALETHES, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Duane Sullivan, a single man**, securing the payment of the indebtedness in the original principal amount of **\$174,620.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01243-TX
18-000594-673

Notice of [Substitute] Trustee Sale

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

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

BEING LOT NUMBER THREE (3), IN BLOCK NUMBER TWO (2), OF TANGLEWOOD 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 14 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416

Phone: 877-744-2506

TS No.: 2024-01243-TX
18-000594-673

Notice of [Substitute] Trustee Sale

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

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Date: 09/17/2024



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.hubzu.com or (855) 882-1314

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

Certificate of Posting

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

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 SIXTEEN (16), IN BLOCK NUMBER G, OF BOULEVARD ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 46 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 05/04/2011 and recorded in Document 201104415 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: 12/03/2024

Time: 11:00 AM

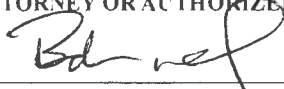
Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 LUIS CESAR SEPULVEDA AND MARIA M. SEPULVEDA, provides that it secures the payment of the indebtedness in the original principal amount of \$60,428.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: www.auction.com or (800) 280-2832

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.

FILED

2024 SEP 26 A 11:58

SD-
[Handwritten signature]

Notice of Foreclosure Sale

Date: October 23, 2024

Trustee: Carly W. Wall, Anne Marie Odefey, John T. Villafranca or Dennis Arriaga
P.O. Box 9
Port Lavaca, Texas 77979

Borrower: Mario Valle
3107 E. Red River Street
Victoria, Texas 77901

Mortgagee: Martha Valle
201 Deer Chase
Victoria, Texas 77901

Note: Real Estate Lien Note dated April 1, 2024 in the original amount of \$97,000.00

Deed of Trust to Secure Owelty of Partition

Date: April 1, 2024

Grantor: Mario Valle
3107 E. Red River Street
Victoria, Texas 77901

Mortgagee: Martha Valle
201 Deer Chase
Victoria, Texas 77901

Recording information: Deed of Trust to Secure Owelty of Partition is recorded as Instrument Number 202403425 in the Official Records of Victoria County, Texas.

Property:

BEING a 0.784 acre of land situated in Farm Lot Two (2), Block Four (4) Range Six (6), East Above Town, in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being that same tract of land described as Tract III as conveyed by Justin Eugene Weatherly, III, to Weatherly Properties, L.L.C. according to instrument #200604671 of the Official Records of said County, the same being more commonly known as 3107 E. Red River Street, Victoria, Texas, said 0.784 acre tract of land being more fully described by metes and bounds on Exhibit A attached hereto.

County: Victoria

Date of Sale (first Tuesday of month): December 3, 2024

Time of Sale: No earlier than 10:00 a.m. on said date, and no later than 1:00 p.m. on said date.

Place of Sale: Victoria County Courthouse Foyer, 115 North Bridge Street, Victoria, Texas
77901

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 Martha Valla's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

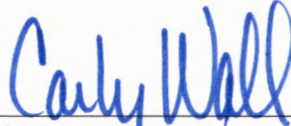
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty

as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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.



Carly W. Wall, Trustee
2206 North Highway 35
P. O. Box 9
Port Lavaca, Texas 77979
Telephone: (361) 552-2971
Telecopier: (361) 552-5368
Email: carly@portlavacalaw.com

EXHIBIT "A"

0.784 ACRE

THE STATE OF TEXAS}

THE COUNTY OF VICTORIA}

BEING a 0.784 acre tract of land situated in Farm Lot Two (2), Block Four (4), Range Six (6), East Above Town, in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, and being that same tract of land described as Tract III as conveyed by Justin Eugene Weatherly, III, to Weatherly Properties, L.L.C. according to Instrument # 200604671 of the Official Records of said County, said 0.784 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the common corner of said Tract III and that certain tract of land described as Tract II, as conveyed by same Instrument # 200604671 of the Official Records of said County, in the south right-of-way line of Red River Street (55.6' R.O.W.), for the northeast corner of the tract herein described;

THENCE, South 04 deg. 45' 00" East, along the common line of said Tract II, a distance of 150.00 feet to a 5/8 inch diameter steel rebar set to mark the common corner of said Tract II and said Tract III, in the north line of the remainder of that certain tract of land conveyed to Four Star Investment Company according to instrument recorded in Volume 1576, Page 609 of the Deed Records of said County, for the southeast corner of the tract herein described;

THENCE, South 82 deg. 45' 00" West, along the common line of the remainder of said Four Star Investment Company tract, a distance of 227.80 feet to a 5/8 inch diameter steel rebar found marking the common corner of said Tract III and said Four Star Investment Company tract, in the east right-of-way line of Del Papa Street (55.6' R.O.W.), for the southwest corner of the tract herein described;

THENCE, North 04 deg. 45' 00" West, along said Del Papa Street right-of-way line, a distance of 150.00 feet to a 5/8 inch diameter steel rebar set to mark the northwest corner of said Tract III and the tract herein described, at the intersection of the said east right-of-way line of Del Papa Street and the aforesaid south right-of-way line of Red River Street;

THENCE, North 82 deg. 45' 00" East, along said Red River Street right-of-way line, a distance of 227.80 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.784 acre tract of land, more or less.

All set 5/8 inch diameter steel rebar marked with yellow plastic cap marked "URBAN SURVEYING, INC."

Bearings are based on bearings of record in Instrument #200604671 of the Official Records of said County.

FILED

2024 OCT 24 A 8:16

SD

00000010203255
COUNTY CLERK
VICTORIA COUNTY, TEXAS

3611 HANSELMAN RD
VICTORIA, TX 77901

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: December 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

00000010203255

00000010203255

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 TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Isidro Balli and Gloria L. Balli	Deed of Trust Date	October 26, 2009
Original Mortgagee	Wells Fargo Bank, N.A.	Original Principal	\$124,500.00
Recording Information	Instrument #: 200911967 in Victoria County, Texas	Original Trustee	Robert K. Fowler
Property Address	2812 Meadowlark St., Victoria, TX 77901	Property County	Victoria

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	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 is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Elizabeth Anderson, Janice Stoner, Adolfo Rodriguez, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

BEING LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER SIX (6), OF MEADOWMERE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 309, PAGE 530 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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. Prospective bidders

NOTICE OF TRUSTEE'S SALE

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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Dated October 23, 2024.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

FILED

2024 OCT 24 A 8:17

CAUSE NUMBER 24-08-91527-D

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT
CONCERNING	§	
	§	
	§	
2812 MEADOWLARK ST.	§	377th JUDICIAL DISTRICT OF
VICTORIA, TX 77901	§	
	§	
UNDER TEX. R. CIV. PROC. 736	§	VICTORIA COUNTY, TEXAS
	§	
	§	
<u>DEFAULT ORDER ALLOWING FORECLOSURE</u>		

Mortgage Assets Management, LLC, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(k)(6) ("Application"). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rule of Civil Procedure ("TRCP") 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:
 - (a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.
 - (b) The obligation secured by the lien sought to be foreclosed is in default.
 - (c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was

filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Mortgage Assets Management, LLC, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 2812 Meadowlark St., Victoria, TX 77901 and legal description as described in the Real Property Records of Victoria County, Texas as follows:

BEING LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER SIX (6), OF MEADOWMERE ADDITION, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 309, PAGE 530 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

2. The name and last known address of each respondent subject to the order are:

Gloria L. Balli, Deceased
2812 Meadowlark St.
Victoria, TX 77901

Isidro Balli
2812 Meadowlark St.
Victoria, TX 77901

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument #: 200911967 in the Real Property Records of Victoria County, Texas.

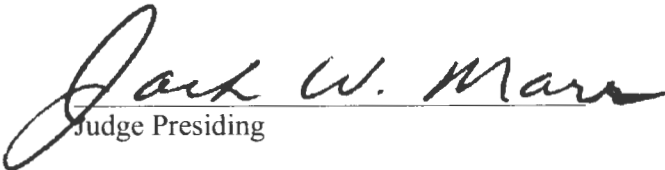
4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a Respondent is represented by counsel.

10/22/2024 3:33:26 PM

Signed, this ____ day of _____, 2024.


Judge Presiding

Approved as to form by:

/s/ Scott H. Crist

- ☐ Selim H. Taherzadeh
Texas Bar No. 24046944
st@taherzlaw.com
- ☐ Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com
- ☒ Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

FILED

2024 OCT 24 A 8:35

SN

Deidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS



2024 OCT 30 P 12: 55

50

NOTICE OF TRUSTEE'S SALE
AND
APPOINTMENT OF SUBSTITUTE TRUSTEE

Debra C. Gentry
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

October 30, 2024

Deed of Trust to Secure Assumption: Deed of Trust to Secure Assumption (The term "Deed of Trust to Secure Assumption" herein shall mean the Deed of Trust to Secure Assumption as so modified, renewed, and/or extended.)

Dated: October 14, 2019

Trustee: Lynn Knaupp

Address:
P.O. Box 2329
Victoria, Victoria County, Texas 77902

Substitute Trustee: Leslie A. Werner

Address:
101 W. Goodwin Ave., Suite 720
Victoria, Victoria County, Texas 77901

Grantor: Kenneth A. Booth, Jr.

Beneficiary: Michele O. Booth (k/n/a Michele Williams) (hereafter "Beneficiary")

Recording Information: 201911218 of the real property records of Victoria County, Texas.

Property Address: 207 Coletoville Road, Victoria, Victoria County, Texas 77905.

Legal Description: Being the surface only of that certain 5.0-acre, parcel, or tract of land situated in Victoria County, Texas and being a 5.00-acre portion of the Manuel Zepeda Survey, Abstract 128, as more fully described in the legal description attached hereto as Exhibit A.

Note Secured by Assumption Deed of Trust: PROMISSORY NOTE (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: March 24, 2014

Original Principal Amount: \$150,000.00

Makers: Kenneth A. Booth, Jr. and Michele O. Booth

Lender: Freedom Mortgage Company

Property: All property and improvements as described in the Deed of Trust to Secure Assumption, with the exception of any Released Property.

Sale Location: 101 N Bridge St, Victoria, TX 77901, at the steps of the Victoria County Courthouse.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 a.m. or within three hours from that time.

Sale Date: December 2, 2024.

Appointment of Substitute Trustee: WHEREAS, in my capacity as the attorney for the present beneficiary under the Deed of Trust to Secure Assumption, and pursuant to TEX. PROP. CODE ANN. § 51.0076(3), I hereby name, appoint, and designate Leslie A. Werner, the substitute trustee in the above described Deed of Trust to Secure Assumption, or to act under and by virtue of said Deed of Trust to Secure Assumption, including posting and filing the public notice as required by TEX. PROP. CODE ANN. § 51.002 as amended, and to proceed with a foreclosure of the Deed of Trust to Secure Assumption lien securing the payment of the above-described Note.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Beneficiary, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust to Secure Assumption.

Due to the default under the terms of the Deed of Trust to Secure Assumption, the Beneficiary directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust to Secure Assumption encumbers real property. This document constitutes formal notice by the Beneficiary to foreclose and sell the property as described in the Deed of Trust to Secure Assumption in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust to Secure Assumption.

The Foreclosure Sale will commence on December 2, 2024 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust to Secure Assumption in the manner as allowed by the Deed of Trust to Secure Assumption and applicable Texas law.

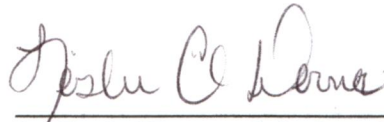
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust to Secure Assumption and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust to Secure Assumption, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust to Secure Assumption for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust to Secure Assumption. All potential purchasers should conduct examinations of the property records for further assurances.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 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.

A handwritten signature in dark ink, appearing to read "Leslie A. Werner", is written over a horizontal line.

Leslie A. Werner, Substitute Trustee

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Victoria, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

ALL OF THE SURFACE ONLY OF THAT CERTAIN 5.000-ACRE, PARCEL, OR TRACT OF LAND SITUATED IN VICTORIA COUNTY, TEXAS, AND BEING A 5.00-ACRE PORTION OF THE MANUEL ZEPEDA SURVEY, ABSTRACT 128, AND ALSO BEING A 5.000-ACRE PORTION OF THAT CERTAIN 35.000-ACRE TRACT CONVEYED TO ALTON RAY LANGFORD AND EDDIE R. LANGFORD BY JAMES E. CHAPMAN AND WIFE, MARY M. CHAPMAN, BY DEED DATED APRIL 20, 1984, AND RECORDED IN VOLUME 1254, PAGES 212 THROUGH 215 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND THE HEREIN DESCRIBED 5.000-ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 5/8-INCH IRON ROD IN THE NORTHEAST LINE OF THE ABOVE MENTIONED ALTON RAY LANGFORD AND EDDIE F. LANGFORD 35.000-ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THAT CERTAIN 40-ACRE TRACT CONVEYED TO WILLIAM PAGEL AND WIFE, LENORA PAGEL BY SOPHIE SCHUBERT AND HUSBAND, EDWIN, BY DEED DATED NOVEMBER 10, 1933, AND RECORDED IN VOLUME 354, PAGE 15 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, SAID POINT OF BEGINNING BEARS SOUTH 44° 23' 15" WEST A DISTANCE OF 732.50 FEET AND SOUTH 44° 34' 05" EAST A DISTANCE OF 891.86 FEET FROM AN EXISTING STONE MONUMENT AT THE PRESENT NORTH CORNER OF THE WILLIAM PAGEL, ET UX, 40-ACRE TRACT, SAID BEGINNING POINT BEING THE NORTH CORNER OF THE HEREIN DESCRIBED 5.000-ACRE TRACT

THENCE SOUTH 44° 34' 05" EAST A DISTANCE OF 378.78 FEET ALONG THE COMMON LINE BETWEEN THE HEREIN DESCRIBED 5.000-ACRE TRACT AND THE ABOVE MENTIONED WILLIAM PAGEL, ET UX, 40-ACRE, ALSO BEING THE NORTHEAST LINE OF THE ABOVE MENTIONED ALTON RAY LANGFORD AND EDDIE R. LANGFORD ORIGINAL 35.000-ACRE TRACT TO A 5/8-INCH IRON ROD SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED 5.000-ACRE TRACT,

THENCE SOUTH 34° 03' 40" WEST A DISTANCE OF 846.21 FEET TO A 5/8-INCH IRON ROD SET IN THE PRESENT NORTHEAST RIGHT-OF-WAY LINE OF COLETOVILLE ROAD NO. 2 (RIGHT-OF-WAY WIDTH 60.0 FEET), SAME BEING THE SOUTHWEST LINE OF THE ABOVE MENTIONED ALTON RAY LANGFORD AND EDDIE R. LANGFORD ORIGINAL 35.000-ACRE TRACT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED 5.000-ACRE TRACT,

THENCE NORTH 45° 00' 00" WEST A DISTANCE OF 131.75 FEET ALONG THE PRESENT NORTHEAST RIGHT-OF-WAY LINE OF COLETOVILLE ROAD NO. 2 (RIGHT-OF-WAY WIDTH 60.0 FEET), SAME BEING THE SOUTHWEST LINE OF THE ABOVE MENTIONED ALTON RAY LANGFORD AND EDDIE R. LANGFORD ORIGINAL 35.000-ACRE TRACT TO AN EXISTING 5/8-INCH IRON ROD FOR THE SOUTH CORNER OF THAT CERTAIN 5.199-ACRE TRACT CONVEYED TO DAVID J. TUCKER BY JAMES E. CHAPMAN AND WIFE, MARY M. CHAPMAN BY DEED DATED MAY 8, 1984, AND RECORDED IN VOLUME 1256, PAGES 800 THROUGH 802 OF THE DEED RECORDS OF

VICTORIA COUNTY, TEXAS, SAME BEING THE WEST CORNER OF THE HEREIN DESCRIBED 5.000-ACRE TRACT,

THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 200.00 FEET ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED DAVID J. TUCKER 5.199- ACRE TRACT AND THE HEREIN DESCRIBED 5.000-ACRE TRACT TO AN EXISTING 5/8-INCH IRON ROD FOR CORNER

THENCE NORTH 29° 56' 22" EAST A DISTANCE OF 267.58 FEET ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED DAVID J. TUCKER 5.199- ACRE TRACT AND THE HEREIN DESCRIBED 5.000-ACRE TRACT TO AN EXISTING 5/8-INCH IRON ROD FOR CORNER,

THENCE NORTH 44° 54' 05" WEST A DISTANCE OF 44.23 FEET ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED DAVID J. TUCKER 5.199- ACRE TRACT AND THE HEREIN DESCRIBED 5 000-ACRE TRACT TO AN EXISTING 5/8-INCH IRON ROD FOR CORNER;

THENCE NORTH 45° 00' 00" EAST A DISTANCE OF 377.83 FEET TO THE PLACE OF BEGINNING CONTAINING 5.000-ACRES OF LAND, MORE OR LESS.

PARCEL NO. 141173 AND 141174

Commonly known as 207 Coletoville Road, Victoria, TX 77905-3309
However, by showing this address no additional coverage is provided

ORIGINAL SCANNED AND
RETURNED TO

Leslie Werner

DATE 10/30/2024



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Heidi Easley

Heidi Easley, County Clerk

Victoria County Texas

October 30, 2024 12:58:14 PM

Sarita De La
Garza

FEE: \$36.00
N

202409357

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Gary Whitney Soto, Jr. and Annette Huron Soto	Deed of Trust Date	June 24, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$114,900.00
Recording Information	Instrument #: 202207203 in Victoria County, Texas	Original Trustee	David Zalman
Property Address	209 Diebel Dr., Victoria, TX 77905	Property County	Victoria

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	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 is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Elizabeth Anderson, Janice Stoner, Adolfo Rodriguez, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER TWO (2), OF COUNTRY-SIDE SUBDIVISION, AN ADDITION IN VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, AT PAGE 11 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00884

PAGE 1

NOTICE OF TRUSTEE'S SALE

shall not cover any part of the property that has been released from the lien of 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 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Dated November 7, 2024.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

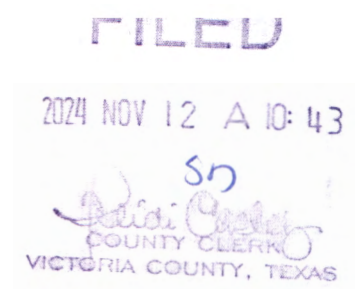
FILED

2024 NOV -7 A 8:01

SO

Jelani Cooley
COUNTY CLERK
WICHITA COUNTY, TEXAS

FILE No. 10404
County Clerk, Victoria County, Texas
Notice of Trustee's Sale



Date: November 11, 2024

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 09/10/2019, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/10/2019, executed by Barry E. Marshall and Samantha L. Marshall to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201910222 of the Official Public Records of Victoria County, Texas

Property: Tract 39, Willow Creek Ranches, Sec 2, a 5.074 acre tract of the G. A. Levi Survey, A-373 in Victoria County, Texas

Date of Sale (first Tuesday of month): December 3, 2024

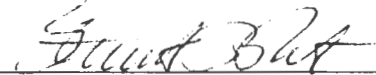
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

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

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



Stewart R. Pate

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 5.074 ACRE TRACT IN THE G.A. LEVI SURVEY IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 39, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.074 acre tract or parcel of land out of and being a part of the G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, in the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Harry William Javer, 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the south line of the Nine Mile Investments 510.086 acre tract and north line of the 423.001 acre tract, of which this is a part, along the center of Willow Creek Ranch Road, N 79 deg. 43 min. 19 sec. W, 1193.42 feet to a point where same intersects the center of Slippery Elm Road, a 60 foot roadway easement.

THENCE with the center of Slippery Elm Road, S 08 deg. 39 min. 13 sec. W, 661.74 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Slippery Elm Road, along a curve to the right whose radius is 330.00 feet; whose long chord bears S 26 deg. 17 min. 53 sec. W, 200.05 feet; 203.25 feet along the arc to a point at the end of same.

THENCE continuing with the center of Slippery Elm Road, S 43 deg. 56 min. 33 sec. W, 2714.94 feet to a point where same intersects the center of Madrone Lane, a second 60 foot roadway easement.

THENCE with the center of Madrone Lane, N 46 deg. 03 min. 23 sec. W, 2400.00 feet to a point for the POINT OF BEGINNING, for the south corner of this tract, from which a 5/8 inch iron rod Set for Reference in the northeast line of Madrone Lane bears N 43 deg. 56 min. 33 sec. E, 30.00 feet.

THENCE continuing with the center of Madrone Lane, N 46 deg. 03 min. 23 sec. W, 542.00 feet to a point for the west corner of this tract.

THENCE N 43 deg. 56 min. 33 sec. E, at 30.00 feet pass a 5/8 inch iron rod Set for Reference in the northeast line of Madrone Lane, 360.59 feet in all to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 55 deg. 56 min. 00 sec. E, 550.15 feet to a 5/8 inch iron rod set for the east corner of this tract.


THENCE S 43 deg. 56 min. 33 sec. W, 454.96 feet to the POINT OF BEGINNING, containing 5.074 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753

Order# 15-323-32s_39



©2015 Dale L. Olson Surveying Co.


Michael D. Olson
Reg. Pro. Land Surveyor 5386

Date Created: 7-31-15

Notice of Trustee's Sale

FILED

2024 NOV 12 A 10:43

Sh

Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Date: November 11, 2024

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 09/29/2023, in the original principal amount of \$68,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/29/2023, executed by Ashley Renne Sandmann and Gene Arthur Bland Jr. to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202309176 of the Official Public Records of Victoria County, Texas

Property: (Tract 4), A 5.388 acre tract lot of parcel of land out of and being part of the Indianola Railroad Company Survey No. 9, A-190, and No. 11, A-217, in Victoria County, Texas

Date of Sale (first Tuesday of month): December 3, 2024


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

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

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

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

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



Stewart R. Pate

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 4, A 5.388 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEYS NO. 9 AND 11, IN VICTORIA COUNTY, TEXAS.

BEING a 5.388 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Surveys No. 9, A-190, and No. 11, A-217, in Victoria County, Texas, and being a part of that certain 510.086 acre tract in the Indianola Railroad Co. Surveys No. 5, 6, 9, and 11 and the Day Land and Cattle Co. Survey, described in a deed from Tracy Post Cliburns, Independent Executrix and Trustee under the will of John Weldon Cliburn, to Nine Mile Investments, LTD, dated Nov. 18, 2011, recorded in Instrument No. 201111741, Victoria County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the said 510.086 acre tract, a 5/8 inch iron rod found at the intersection of a 60 foot access easement with the west line of US Hwy. No. 77, from which a 60d nail found at a fence corner at the northeast corner of the 510.086 acre tract bears N 03 deg. 14 min. 20 sec. E, 302.56 feet.

THENCE with the south line of the 510.086 acre tract and center of the said 60 foot access easement, N 79 deg. 43 min. 19 sec. W. 1649.00 feet to a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement.

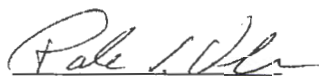
THENCE with the center of the second said 60 foot access easement, N 10 deg. 16 min. 41 sec. E, 482.00 feet to a 5/8 inch iron rod set in the center of a cul-de-sac, for the POINT OF BEGINNING, for the southwest corner of this tract.

THENCE N 10 deg. 16 min. 41 sec. E, at 60.00 feet pass a 5/8 inch iron rod Set for Reference, 616.54 feet in all to a 5/8 inch iron rod set in the north line of the 510.086 acre tract, for the northwest corner of this tract.

THENCE with the north line of the 510.086 acre tract, S 53 deg. 22 min. 34 sec. E, 523.36 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 10 deg. 16 min. 41 sec. W, 384.28 feet to a 5/8 inch iron rod set, for the southeast corner of this tract.

THENCE N 79 deg. 43 min. 19 sec. W, at 409.00 feet pass a 5/8 inch iron rod Set for Reference, 469.00 feet in all to the POINT OF BEGINNING, containing 5.388 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

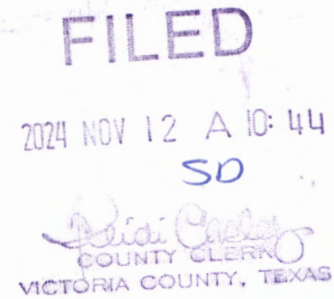
Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 116211-4

Date Created: 01-28-13

Notice of Trustee's Sale



Date: November 11, 2024

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 07/31/2020, in the original principal amount of \$45,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 07/31/2020, executed by Agustin Cedeno and Sandra Cedeno to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202008139 of the Official Public Records of Victoria County, Texas

Property: (Tract 56-2): A 5.013 acre tract in the Day Land and Cattle Company Survey No. 7, and G.A. Levi Survey, in Victoria County, Texas

Date of Sale (first Tuesday of month): December 3, 2024

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

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

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

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

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


Stewart R. Pate

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbccglobal.net

FIELD NOTES FOR A 5.013 ACRE TRACT IN THE DAY LAND AND CATTLE COMPANY SURVEY NO. 7, AND G.A. LEVI SURVEY, IN VICTORIA COUNTY, TEXAS.

BEING Tract No. 56, Willow Creek Ranch 2, an unrecorded subdivision, and being a 5.013 acre tract or parcel of land out of and being a part of the Day Land and Cattle Company Survey No. 7, A-477, and G.A. Levi Survey, A-373, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Doc. No. 201102378 and 201313880, Victoria County Official Public Records, at the southwest corner of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, in the southeast line of that certain 100 acre tract described in a deed to Richard Clyde Chamrad, recorded in Vol. 820, Page 214, Victoria County Deed Records, at the northwest corner of the 423.001 acre tract of which this is a part.

THENCE with the center of Willow Creek Ranch Road and the common line of the Nine Mile Investments 510.086 acre and 423.001 acre tracts, S 82 deg. 51 min. 08 sec. E, 49.30 feet to a point where same intersects the center of Saltgrass Lane, a 60 foot Roadway Easement.

THENCE with the center of Saltgrass Lane, S 02 deg. 42 min. 26 sec. E, 629.55 feet to a point at the beginning of a curve to the left.

THENCE continuing with the center of Saltgrass Lane, along a curve to the left whose radius is 500.00 feet; whose long chord bears S 27 deg. 06 min. 24 sec. E, 497.16 feet, 520.36 feet along the arc to a point at the end of same.

THENCE continuing with the center of Saltgrass Lane, S 56 deg. 55 min. 08 sec. E, 596.54 feet to a point at the beginning of a curve to the right.

THENCE continuing with the center of Saltgrass Lane, along a curve to the right whose radius is 400.00 feet; whose long chord bears S 52 deg. 31 min. 46 sec. E, 61.22 feet, 61.28 feet along the arc to a point at the end of same.

THENCE continuing with said line, S 48 deg. 08 min. 43 sec. E, 427.19 feet to the POINT OF BEGINNING, for the west corner of this tract.

THENCE N 41 deg. 51 min. 30 sec. E, at 30.00 feet pass a 5/8 inch iron rod set in the northeast line of Saltgrass Lane, 454.97 feet in all to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 48 deg. 08 min. 30 sec. E, 480.00 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 41 deg. 51 min. 29 sec. W, at 394.94 feet pass a 5/8 inch iron rod set for Reference in the east line of a cul-de-sac of Saltgrass Lane, 454.94 feet in all to a point in the center of said cul-de-sac, for the south corner of this tract.

THENCE with the center of Saltgrass Lane N 48 deg. 08 min. 43 sec. W, 480.00 feet to the POINT OF BEGINNING, containing 5.013 acres of land.

Dale L. Olson

Dale L. Olson
Reg. Pro. Land Surveyor

Order# 15-323-32s_56



Michael D. Olson
Reg. Pro. Land Surveyor 5386

Olson Surveying Co.

Date Created: 7-31-15

Notice of Trustee's Sale

FILED

Date: November 11, 2024

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 12/02/2020, in the original principal amount of \$52,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/02/2020, executed by Raul Ramirez and Evelyn Ramirez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202013685 of the Official Public Records of Victoria County, Texas

Property: Lot 75-2, A 6.274 acre tract in the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas.

Date of Sale (first Tuesday of month): December 3, 2024

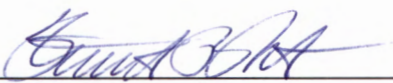
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

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

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



Stewart R. Pate

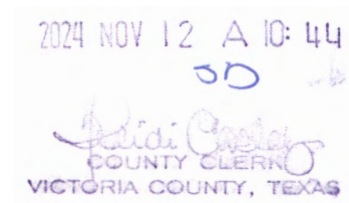


EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbglobal.net

FIELD NOTES FOR A 6.274 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY
SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 75, Willow Creek Ranch 2, an unrecorded subdivision, and being a 6.274 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Instrument No. 201102378 and 201313880, Victoria County Official Public Records, the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Henry William Javier 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1793.55 feet to a 5/8 inch iron rod found at an angle; N 64 deg. 51 min. 34 sec. W, 176.12 feet to the POINT OF BEGINNING, for the northeast corner of this tract.

THENCE S 14 deg. 38 min. 45 sec. W, at 30.51 feet pass a 5/8 inch iron rod Set for Reference in the south line of Willow Creek Ranch Road, 949.11 feet in all to a point in the center of a creek, for the southeast corner of this tract.

THENCE with the center of said creek, N 45 deg. 57 min. 41 sec. W, 264.96 feet to a point for an angle; N 10 deg. 54 min. 09 sec. W, 210.38 feet to a point for an angle; N 34 deg. 14 min. 05 sec. W, 38.96 feet to a point for the southwest corner of this tract.

THENCE N 21 deg. 25 min. 29 sec. E, at 628.79 feet pass a 5/8 inch iron rod Set for Reference in the south line of Willow Creek Ranch Road, 658.85 feet in all to a point where same intersects the center of Willow Creek Ranch Road, the common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, for the northwest corner of this tract.

THENCE with the center of Willow Creek Ranch Road and common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, S 64 deg. 51 min. 34 sec. E, 277.81 feet to the POINT OF BEGINNING, containing 6.274 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

Michael D. Olson
Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order# 15-323-32s_75

Date Created: 8-28-15

Notice of Trustee's Sale

FILED

Date: November 11, 2024

Trustee: Clay E. Morgan

Lender: WC Ranches, LLC

Note: Real Estate Lien Note dated 09/10/2021, in the original principal amount of \$54,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/10/2021, executed by Angel Loreda Maldonado and Karla M. Coronado Castro to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 202111345 of the Official Public Records of Victoria County, Texas

Property: (Tract 74-2) A, 6.764 acre tract in the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas

Date of Sale (first Tuesday of month): December 3, 2024

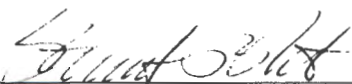
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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

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

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

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


Stewart R. Pate

2024 NOV 12 A 10:45
SD
Jodi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

EXHIBIT A

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR A 6.764 ACRE TRACT IN THE INDIANOLA RAILROAD COMPANY
SURVEY NO. 9, VICTORIA COUNTY, TEXAS.

BEING Tract No. 74, Willow Creek Ranch 2, an unrecorded subdivision, and being a 6.764 acre tract or parcel of land out of and being a part of the Indianola Railroad Company Survey No. 9, A-190, in Victoria County, Texas, and being a part of that certain 423.001 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201403936, Victoria County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the center of Willow Creek Ranch Road, a 60 foot roadway easement as recorded in Instrument No. 201102378 and 201313880, Victoria County Official Public Records, the south line of that certain 510.086 acre tract described in a deed from Tracy Post Cliburn, Trustee, to Nine Mile Investments, Ltd., recorded in Instrument No. 201111741, Victoria County Official Public Records, at the northwest corner of the Henry William Javer 301.77 acre tract recorded in Instrument No. 201313879, Victoria County Official Public Records, and the northeast corner of the 423.001 acre tract, of which this is a part.

THENCE with the center of Willow Creek Ranch Road, the south line of the Nine Mile Investments, Ltd., 510.086 acre tract and north line of the 423.001 acre tract, N 79 deg. 43 min. 19 sec. W, 1649.93 feet to the POINT OF BEGINNING, for the northeast corner of this tract.

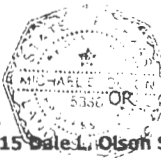
THENCE S 14 deg. 38 min. 45 sec. W, at 30.09 feet pass a 5/8 inch iron rod Set for Reference in the south line of Willow Creek Ranch Road, 826.72 feet in all to a point in the center of a creek, for the southeast corner of this tract.

THENCE with the center of said creek, S 59 deg. 19 min. 57 sec. W, 203.64 feet to a point for an angle; N 67 deg. 58 min. 43 sec. W, 125.54 feet to a point for an angle; N 45 deg. 57 min. 40 sec. W, 55.86 feet to a point for the southwest corner of this tract.

THENCE N 14 deg. 38 min. 45 sec. E, at 918.60 feet pass a 5/8 inch iron rod set in the south line of Willow Creek Ranch Road, 949.11 feet in all to a point where same intersects the center of Willow Creek Ranch Road, the common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, for the northwest corner of this tract

THENCE with the center of Willow Creek Ranch Road and common line of the Nine Mile Investments, Ltd. 510.086 acre and 423.001 acre tracts, S 64 deg. 51 min. 34 sec. E, 176.12 feet to a 5/8 inch iron rod found at an angle; S 79 deg. 43 min. 19 sec. E, 143.62 feet to the POINT OF BEGINNING, containing 6.764 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753



Order# 15-323-32s_74

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2015 Dale L. Olson Surveying Co.

Date Created: 8-28-15

FILED

2024 NOV 12 A 10:57

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.

Sandra Mendoza
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, TENGO MAS LLC delivered that one certain Deed of Trust dated JUNE 30, 2023, which is recorded in INSTRUMENT NO. 202306328 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 \$75,000.00 payable to the order of ACI FUND 2, LLC, 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, ACI FUND 2, LLC, 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 DECEMBER 3, 2024, 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:

LOT THIRTEEN (13), BLOCK "D", BUHLER-WELDER ADDITION, CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, 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 THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of FCI LENDER SERVICES, INC., the Mortgagee or Mortgage Servicer, is P.O. BOX 27370, 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. 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 mortgagee, the mortgagee, or the substitute trustee.

Dated: NOVEMBER 12, 2024.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SANDRA MENDOZA
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR

FILED

2024 NOV 12 A 10:58

Heidi Gentry
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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, 1008 GROUP LLC delivered that one certain Deed of Trust dated JUNE 30, 2023, which is recorded in INSTRUMENT NO. 202306333 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 \$113,000.00 payable to the order of ACI FUND 2, LLC, 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, ACI FUND 2, LLC, 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 DECEMBER 3, 2024, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

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 FCI LENDER SERVICES, INC., the Mortgagee or Mortgage Servicer, is P.O. BOX 27370, 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. 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: NOVEMBER 12, 2024.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SANDRA MENDOZA
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OF
W.D. LAREW OR ADOLFO RODRIGUEZ

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

FIRST TRACT:

PARCEL A: [For informational purposes only: Victoria CAD PID 49862, located at 1403 N. Liberty, Victoria County, Texas]

BEING a 28,735.4 square foot tract of land and being a portion of Lots Three (3) and Four (4), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1 Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Elder Distributing, Inc. to Lynn Mutschler according to Instrument #201107654 of the Official Records of said County, said 28,735.4 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the intersection of the south right-of-way line of Guadalupe St (55.6' R.O.W.) and the west right-of-way line of N. Liberty St. (55.6' R.O.W.), at the northeast corner of the tract herein described;

THENCE, South 04 deg. 33' 00" East, along the said west right-of-way line of N. Liberty St., a distance of 278.51 feet to a 5/8 inch diameter steel rebar found marking the intersection of the said west right-of-way line of N. Liberty St., and the north right-of-way line of San Antonio St. (55.6' R.O.W.), at the southeast corner of the tract herein described;

THENCE, South 85 deg. 27' 00" West, along the said north right-of-way line of San Antonio St. a distance of 90.14 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, is, the east line of the Southern Pacific Railroad;

THENCE, North 09 deg. 53' 48" West, along the common line of said railroad, a distance of 279.73 feet to a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the said south right-of-way line of Guadalupe St.;

THENCE, North 85 deg. 27' 00" East, along the said south right-of-way line of Guadalupe St., a distance of 116.21 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 28,735.4 square foot tract of land, more or less.

All set 5/8-inch-diameter steel rebar is marked with yellow plastic cap marked "URBAN SURVEYING, INC."

Bearings are based on bearings of record in Volume 1, Page 29 of the Plat Records of Victoria County, Texas and Instrument # 201107654 of the Official Records of Victoria County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area

or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

PARCEL B: [For informational purposes only: Victoria CAD PID 49861 located at 1412 N. Main #B, Victoria County, Texas]

BEING a 5867.6 square foot tract of land and being a portion of Lot Two (2), Block Nineteen (19) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29 of the Plat Records of said County, and further being that same tract of land conveyed by Elder Distributing, Inc. to Lynn Mutschler according to Instrument # 201107654 of the Official Records of said County, said 5867.6 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Guadalupe St (55.6' R.O.W.) and the east right-of-way line of N. Main St (R.O.W. varies), at the northwest corner of the tract herein described;

THENCE, North 85 deg. 27' 00" East (N 85° E, record), along the said Guadalupe St right-of-way line, a distance of 73.84 feet to a 5/8 inch diameter steel rebar set to mark the northeast corner of the tract herein described in the west-right-of-way line of Southern Pacific Railroad;

THENCE, South 05 deg. 55' 15" East (Southerly, record), along said railroad right-of-way line, a distance of 78.46 feet (78', record) to a point inside the interior wall of a building, for the southeast corner of the tract herein described;

THENCE, South 85 deg. 27' 00" West (S 85° W, record), crossing said Lot 2, a distance of 75.72 feet to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east right-of-way line of said N. Main St;

THENCE, North 04 deg. 33' 00" West (N 5° W, record), along said right-of-way line, a distance of 78.44 feet (78', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5867.6-square foot tract of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

PARCEL C: [For informational purposes only: Victoria CAD PID: 134005 located at N. Liberty, Victoria, Texas]

BEING a 5003.3 square foot tract of land and being a portion of Lot Number Three (3), Block Number Seventeen (17) of Hall's Addition to the City of Victoria, Victoria County, Texas, according to the established map and plat of said addition of record in Volume 1, Page 29, of the Plat Records of said

County, and further being that same tract of land described as 4993 square feet as conveyed by Southern Pacific Transportation Company to Rodney A. Mutschler according to instrument recorded in Volume 96, Page 215 of the Official Records of said County, said 5003.3 square foot tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the intersection of the south right-of-way line of Nueces St (55.6' R.O.W.) and the west right-of-way line of Liberty St (55.6' R.O.W.), for the northeast corner of the tract herein described;

THENCE, South 04 deg. 33' 00" East (record), along the said Liberty St right-of-way line a distance of 80.00 feet (record) to a 5/8 inch diameter steel rebar set to mark the southeast corner of the tract herein described;

THENCE, South 85 deg. 27' 00" West (record), crossing said Lot 3, a distance of 58.94 feet (58.84', record) to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east line of the Southern Pacific Railroad;

THENCE, North 09 deg. 41' 54" West (record), along said railroad, a distance of 80.32 feet (record) to a 5/8 inch diameter steel rebar set to mark the northwest corner of the tract herein described, in the aforesaid south right-of-way line of Nueces St;

THENCE, North 85 deg. 27' 00" East (record), along said right-of-way line, a distance of 66.15 feet (66.04', record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5003.3 square foot tract of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

SECOND TRACT: [For informational purposes only: Victoria CAD PID: 78994, located at 1008 N. Laurent, Victoria, Texas 77901]

LOT ONE (1), BLOCK ONE (1), MRS. BAIRD'S BAKERIES SUBDIVISION NO. 1, City of Victoria, Victoria County, Texas, according to the established map or plat thereof recorded in Volume 7, Page 83D, Map and Plat Records of Victoria County, Texas.

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

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES
OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON
ACTIVE MILITARY DUTY, INCULDING 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 December 18, 2018, Roman Sanchez and Iris H. Sanchez as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of PLA SERVICES, INC., as Trustee, for Suasana Sejuk, LLC (the "Lender"), which Deed of Trust secures the payment of that certain promissory note of even date therewith in the original principal amount of \$17,500.00, payable to the order of the Lender, which Deed of Trust is recorded on December 20, 2018 in Victoria County, Texas, under County Clerk's File No. Doc ID: 201814378. Such 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 a 1.71 acre tract of land, more or less, out of the Raphael Manchola Grant Abstract 87, Victoria County, Texas, and being a tract out of that 62.147 acre tract of land conveyed in partition deed dated October 13, 1976, from Victor M. Machalec, Jr. and Sadie M. Machalec to Margaret Machalec Clark and Vincent Clark, recorded in Volume 906, Page 585, Deed Records, Victoria County, Texas, said 1.71 acre tract being more particularly described by metes and bounds description on Exhibit "A" attached hereto and incorporate herein.

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 Lender, 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 the Substitute Trustee to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Adolfo Rodriguez is authorized to represent the mortgagee and is authorized to administer the foreclosure referenced herein.

The undersigned as mortgagee, or as mortgage servicer for the mortgagee under Texas Property Code Sec. 51. 0075, does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Adolfo Rodriguez 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.



NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, 12/3/2024 from 11:00AM through 2:00PM, being the first Tuesday of such month, of 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:

At the area in front of the east door of the Victoria County Courthouse, 115 North Bridge Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

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 Purchase shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

The contact information for Liang Gao as the attorney for Mortgagee is 541-753-7210, ethan@gaolawfirmpllc.com and 3307 Candle Stick Ln, Katy, TX 77494.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES(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.

WITNESS, my hand this 11.12, 2024.

Liang Gao

By: Liang Gao, attorney for Mortgagee

Sandra Mendoza
By: Sandra Mendoza, Substitute Trustee

Exhibit A

1.71-ACRE
LEGAL DESCRIPTION

THE STATE OF TEXAS §

THE COUNTY OF VICTORIA §

BEING a 1.71-acre tract of land out of the Raphael Manchola Grant, Abstract 87, Victoria County, Texas and being a tract out of that 62.147-acre tract of land that is described in Partition Deed dated October 13, 1978 from Victor M. Machalec, Jr. and wife Sadie M. Machalec to Margaret Machalec Clark, and husband Vincent Clark recorded in Volume 808, Page 588 of the Deed Records of Victoria County, Texas and this 1.71-acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at an existing 5/8-inch iron rod in the at an angle point in the southeast right-of-way line of Farm-to-Market Highway No. 448 at the north corner of the above-mentioned 62.147-acre tract of land for the north corner of the herein described 1.71-acre tract of land; said iron rod also being in the southwest line of that 43-acre tract of land that is described in deed recorded in Volume 241, Page 141 of the Deed Records of Victoria County, Texas and being the east corner of that 0.45-acre tract of land conveyed to the State of Texas for the widening of Farm-to-Market Highway No. 448 and is described in deed recorded in Volume 443, Page 317 and the south corner of a 0.21-acre tract of land conveyed to the State of Texas for the widening of Farm-to-Market Highway No. 448 and is described in deed recorded in Volume 443, Page 320, both of the above-mentioned deeds are recorded in the Deed Records of Victoria County, Texas.

THENCE South 45° 07' 58" East, with the common line between said 43-acre and 62.147-acre tracts of land, for a distance of 288.50 feet to a 5/8-inch iron rod set for the east corner of the herein described 1.71-acre tract of land;

THENCE South 44° 43' 59" West, with the southeast line of the herein described 1.71-acre tract of land, for a distance of 229.86 feet to a 5/8-inch iron rod set for the south corner of the herein described 1.71-acre tract of land;

THENCE North 45° 14' 00" West, with the southwest line of the herein described 1.71-acre tract of land, at 48.15 feet pass an existing 1-inch pipe on line at the east corner of a 1.00-acre tract of land that is described in deed recorded in Volume 581, Page 681 of the Deed Records of Victoria County, Texas, same being an interior corner of the above-mentioned 62.147-acre tract of land and continuing on same course with the common line between said 1.00-acre tract and said 62.147-acre tract of land for a total distance of 288.50 feet to a 5/8-inch iron rod set in the southeast right-of-way line of Farm-to-Market Highway No. 448 at a corner of said 62.147-acre tract of land and the north corner of said 1.00-acre tract of land for the west corner of the herein described 1.71-acre tract of land, said iron rod also being in the southeast line of the above-mentioned 0.45-acre tract of land.

THENCE North 44° 43' 59" East, with the common line between said 0.45-acre and 62.147-acre tracts of land, also with the southeast right-of-way line of Farm-to-Market Highway No. 448, for a distance of 280.13 feet to the **POINT OF BEGINNING**, Containing 1.71-acre of land.

FILED

2024 NOV 12 A 9:45
SDJ. L. C. C. C.
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE

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: December 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 12th day of November 2024.



Samuel E. Sprowles

FILED

2024 NOV 12 P 1:19

87
Victoria County Clerk
VICTORIA COUNTY, TEXAS

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 Northerly 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 554.1 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° 58' 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain Deed of Trust dated December 8, 2021, recorded under Document No. 202115104 in the Official Public Records of Victoria County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Bart D. Loucks and Anna Loucks (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated December 8, 2021, in the original principal sum of \$179,000.00 executed by Bart D. Loucks and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

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

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

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

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

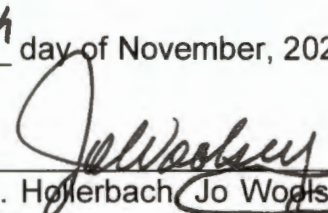
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the front of the east door of the courthouse building located at 115 North Bridge Street, Victoria, Victoria County, Texas or as designated by the county commissioner's office, at 11:00 a.m. (at the earliest), or within three (3) hours thereafter, on December 3, 2024, that being the first Tuesday of that month.

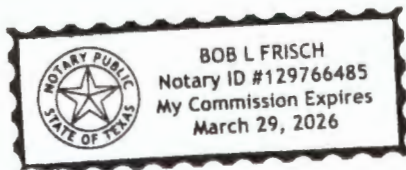
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Executed in multiple originals on this 12th day of November, 2024.


James L. Hollerbach, Jo Woolsey, Bob Frisch,
Arnold Mendoza, Sandra Mendoza, Janice
Stoner or Jodi Steen, Substitute Trustee
6700 N. New Braunfels Avenue, San Antonio,
Texas 78209

STATE OF TEXAS §
 §
COUNTY OF Victoria §

This instrument was acknowledged before me on the 12th day of November, 2024, by James L. Hollerbach, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Substitute Trustee, on behalf of said Trust.



Notary Public, State of Texas

PROPERTY DESCRIPTION

Lot Twenty-Nine (29), Block Four (4), TEMPLE HEIGHTS SUBDIVISION, SECTION II, City of Victoria, Victoria County, Texas, according to the established map or plat thereof recorded in Volume 3, Page 22, Map and Plat Records of Victoria County, Texas.

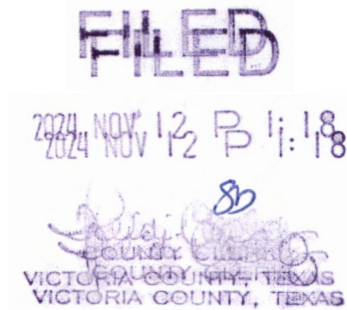


EXHIBIT "A"

**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, December 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
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 6th day of November, 2024.

First Service Bank, Dermott

114 E. Peddicord Street
Dermott, Arkansas 71638

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

Attorney for Lender First Service Bank, Dermott

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Patricia C. Giese
COUNTY CLERK
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, December 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
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.

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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 6th day of November, 2024.

First Service Bank, Dermott
114 E. Peddicord Street
Dermott, Arkansas 71638

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

Attorney for Lender First Service Bank, Dermott

FILED

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SO

Jelani Chappell
COUNTY CLERK
VICTORIA COUNTY, TEXAS