

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/27/2014	Grantor(s)/Mortgagor(s): ADRIAN MARTINEZ AND TIFFANY ANN MARTINEZ, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR WALLICK AND VOLK, INC. A CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 201405924	Property County: VICTORIA
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 11:00 AM
Place of Sale of Property: Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING LOT NUMBER THIRTY-EIGHT (38), IN BLOCK NUMBER FOURTEEN (14), OF CASTLE HILL NORTH 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 25 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, REFERENCE TO WHICH MAP AND PLAT IS HEREMADE AND INCORPORATED HEREIN FOR ALL PURPOSES.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for 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, Auction.com, Janice Stoner or Jodi Steen, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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

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

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

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 2/20/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 2-22-24

2-22-24

Printed Name: Jo Woolsey

Jo Woolsey

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

2024 FEB 23 A 8:36

SD
Jodi Casler
COUNTY CLERK
VICTORIA COUNTY, TEXAS

MH File Number: TX-24-101447-POS
Loan Type: FHA

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.

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

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 21, 2024

NOTE: Note described as follows:

Date: August 29, 2019
Maker: GARY LOPEZ
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Original Principal
Amount: \$86,996.00

DEED OF TRUST: Deed of Trust described as follows:

Date: August 29, 2019
Grantors: GARY LOPEZ; VERONICA LOPEZ
Trustee: MEWAEL GHEBREMICHAEL
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Recorded: INSTRUMENT NO. 201909831, WHICH WAS RECORDED IN THE
REAL PROPERTY RECORDS OF VICTORIA COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWER: GARY LOPEZ

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VICTORIA COUNTY, TEXAS, AS DESCRIBED

IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, ADOLFO RODRIGUEZ, JANICE STONER OR JODI STEEN, OR DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

MAY 7, 2024, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In VICTORIA County, Texas, AT THE FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful

bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: August 29, 2019
Grantors: GARY LOPEZ; VERONICA LOPEZ
Trustee: MEWAEL GHEBREMICHAEL
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
successor to the original lender
Recorded: INSTRUMENT NO. 201909831, WHICH WAS RECORDED IN THE
REAL PROPERTY RECORDS OF VICTORIA COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VICTORIA COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, ADOLFO RODRIGUEZ, JANICE STONER OR JODI STEEN, OR DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

Each Substitute Trustee is appointed **effective as of February 21, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: [Signature]

Name: Danika L. Lopez, Attorney for
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING successor to the
original lender

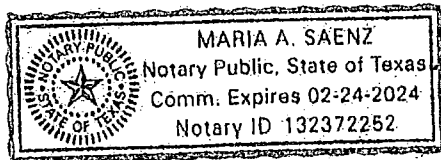
THE STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared DANIKA L. LOPEZ,
and after being by me duly sworn, stated that he executed the foregoing instrument for the
purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 21, 2024.



[Signature]
Notary Public, State of Texas

Notice of Sale executed by:

[Signature]

Name: David Garvin

Substitute Trustee

EXHIBIT A

Being a 0.20 acre tract of land situated in Lot 2 Block 91 of the Original Town Site to the Town of Victoria, Victoria County, Texas, (VOL 3 PG 67), said 0.20 acre being that same 0.20 acre tract of land described in that deed to Joe Greer recorded in Instrument No. 201801803 of the Official Records of Victoria County, Texas, said 0.20 acre being more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set and replacing a bent iron rod at the intersection of the north line of W. Second Street and the east line of S. Glass Street, same being the southwest corner of said Lot 2 of Block 91 and the southwest corner of the Greer tract and the southwest corner of the herein described tract;

THENCE, N 20 deg. 06 min 00 sec. E., a distance of 92.60 feet along the east line of S. Glass Street to an existing axle, said axle being the northwest corner of the Greer tract, same being the southwest corner of that 1287.38 s.f. tract described in Vol 110 Pg 570 of the Official records of Victoria County, Texas, said axle also being the northwest corner of the herein described tract;

THENCE, S.70 deg. 04 min. 36 sec. E, a distance of 92.58 feet along the north line of the Greer tract and the south line of the 1287.38 s.f. tract to an existing 3/4 inch iron pipe, said pipe being the northeast corner of the Greer tract and the southeast corner of the 1287.38 s.f. tract, said pipe also being the northeast corner of the herein described tract;

THENCE, S.20 deg. 01 min 51 sec. W., a distance of 92.72 feet along east line of the Greer tract same being the west line of the east 1/3 of Lot 2 (Instrument No. 2013132128 of the Official Records of Victoria County, Texas), to an existing 3/4 inch iron pipe in the north line of W. Second Street said iron pipe being the southeast corner of the Greer tract and the southeast corner of the herein described tract;

THENCE, N. 70 deg. 00 min 00 sec. W. (Base bearing for W. Second Street shown in Greer Deed), a distance of 92.59 feet along the north line of W. Second Street, same being the south line of Lot 2 and the south line of the Greer tract to the PLACE OF BEGINNING, containing within these metes and bounds 0.20 acre of land.

FILED

2024 FEB 27 P 4: 16

MD

Diana Casady
COUNTY CLERK
VICTORIA COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: FIELDNOTE DESCRIPTION OF A 8093 SQUARE FOOT TRACT OF LAND BEING THE EASTERLY PORTION OF LOT NUMBER ONE (1) IN BLOCK NUMBER TWENTY-FOUR (24) OF HALL'S ADDITION (01-29 P.R.) IN MAIN TOWN OF THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF VICTORIA, VICTORIA COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT NUMBER ONE IN THE NORTH RIGHT-OF-WAY LINE OF SABINE ST. (55.6 FEET R.O.W.)

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 85 DEGREES 27 MINUTES WEST, 58.06 FEET TO A 5/8 INCH STEEL REBAR SET WITH 3/4 INCH YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAGGING ATTACHED FOR SOUTHWEST CORNER, SAME BEING THE SOUTHEAST CORNER OF THE JAMES PAUL EICHHOLZ TRACT (200202627);

THENCE, ALONG THE COMMON LINE OF THIS AND SAID EICHHOLZ TRACTS, NORTH 04 DEGREES 33 MINUTES WEST, 139.40 FEET TO A POINT FOR THEIR COMMON CORNER AND NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE, NORTH 85 DEGREES 27 MINUTES EAST, 58.06 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID LOT NUMBER ONE;

THENCE, ALONG THE EAST LINE OF THIS PARCEL, SOUTH 04 DEGREES 33 MINUTES EAST, AT 2.00 FEET PASS A 5/8 FEET STEEL REBAR SET WITH 3/4 INCH YELLOW AND BLACK POLYPROPYLENE BARRICADE FLAGGING ATTACHED FOR REFERENCE TO CORNER, AT 70.02 FEET PASS A 5/8 INCH STEEL REBAR FOUND AND CONTINUING FOR AN OVERALL DISTANCE OF 139.40 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 8093 SQUARE FEET OF LAND.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/19/2009 and recorded in Document 200903024 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: 05/07/2024

Time: 11:00 AM

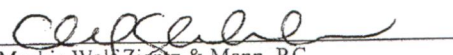
Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 RIKA GANN, provides that it secures the payment of the indebtedness in the original principal amount of \$48,926.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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.xome.com or (844) 400-9663


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 MAR -7 P 12: 06

MD


COUNTY CLERK
VICTORIA COUNTY, TEXAS