

FILE No. 9563  
County Clerk, Victoria County, Texas

FILED

2018 NOV 13 A 9:44

DG  
*Didi Criley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

C&S No. 44-18-0894 / FHA / No / FILE NOS  
LoanCare, LLC

**NOTICE OF TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: April 17, 2014

- Grantor(s):** David L. Alcantar and Meredith Thacker Alcantar, husband and wife
- Original Trustee:** Nancy J. Schriedel
- Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., solely as nominee for American Home Free Mortgage, LLC, its successors and assigns
- Recording Information:** Clerk's File No. 201404734, in the Official Public Records of VICTORIA County, Texas.
- Current Mortgagee:** Lakeview Loan Servicing, LLC
- Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

TRACT 1: BEING A 5.050 ACRE TRACT, LOT, OR PARCEL IF LAND OUT OF AND BEING A PART OF THE INDIANOLA RAILROAD CO. SURVEY NO. 9, A-190, IN VICTORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

TRACT II: EASEMENTS FOR ROADWAYS AS DESCRIBED IN DECLARATION OF CONVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS FOR WILLOW CREEK RANCHES, DATED JUNE 12, 2012, RECORDED IN INSTRUMENT NO. 201206343, OFFICIAL RECORDS, VICTORIA COUNTY, TEXAS.

Date of Sale: 02/05/2019 Earliest Time Sale Will Begin: 11:00 AM

**APPOINTMENT OF 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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

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. 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.


  
4676073

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 9th day of November, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038



---

Sarah S. Cox, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-18-0894 / FHA / No  
LoanCare, LLC

# Exhibit A

**DALE L. OLSON**

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, TX 78602

*TRACT I:* Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 36, A 5.050 ACRE TRACT IN THE INDIANOLA RAILROAD CO. SURVEY NO. 9 IN VICTORIA COUNTY, TEXAS.

BEING a 5.050 acre tract, lot, or parcel of land out of and being a part of the Indianola Railroad Co. Survey No. 9, A-190, 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 Ciburns Independent Executor and Trustee under the will of John Weldon Ciburn 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 set 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, at 3315.10 feet pass a 5/8 inch iron rod set where same intersects the center of another 60 foot access easement, in all, 5141.65 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 last mentioned easement, N 01 deg. 58 min. 01 sec. W, 1918.69 feet to a 5/8 inch iron rod set for the beginning of a curve to the right.

THENCE with said curve to the right whose radius is 300.00 feet; whose long chord bears N 17 deg. 19 min. 43 sec. E, 198.26 feet; 202.06 feet along the arc to a 5/8 inch iron rod set at end of said curve.

THENCE continuing with the center of said easement, N 36 deg. 37 min. 26 sec. E, 74.92 feet to a 60d nail set for the POINT OF BEGINNING, the south corner of this tract, from which a 5/8 inch iron rod set for Reference in the west or northwest line of said easement bears N 53 deg. 22 min. 34 sec. W, 30.00 feet.

THENCE N 53 deg. 22 min. 34 sec. W, 569.39 feet to a 5/8 inch iron rod set for the west corner of this tract.

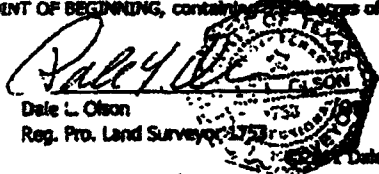
THENCE N 36 deg. 37 min. 26 sec. E, 404.00 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 53 deg. 22 min. 34 sec. E, 519.39 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 36 deg. 37 min. 26 sec. W, 201.30 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 53 deg. 22 min. 34 sec. E, at 20.00 feet pass a 5/8 inch iron rod set for Reference in the northwest line of said easement, in all, 50.00 feet to a 5/8 inch iron rod set in center of said easement, for an angle corner of this tract.

THENCE with the center of said easement, S 36 deg. 37 min. 26 sec. W, 202.70 feet to the POINT OF BEGINNING, containing 5.050 acres of land.

  
Dale L. Olson  
Reg. Pro. Land Surveyor 5386

Michael D. Olson  
Reg. Pro. Land Surveyor 5386  
Dale L. Olson Surveying Co.

Order #: 116211-36

Date Created: 12/13/11

Exhibit A

Tract II: Easements for Roadways as described in Declaration of Covenants, Conditions, Easements & Restrictions for Willow Creek Ranches, dated June 12, 2012, recorded in Instrument No. 201206343, Official Records, Victoria County, Texas.

83 KEITH STREET  
VICTORIA, TX 77905

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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: February 05, 2019

Time: The sale will begin at 11:00AM 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.

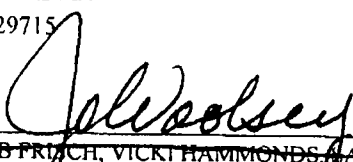
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 13, 2002 and recorded in Document CLERK'S FILE NO. 200207905 real property records of VICTORIA County, Texas, with DOUGLAS E. MCDONALD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOUGLAS E. MCDONALD, securing the payment of the indebtednesses in the original principal amount of \$66,970.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-4 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715



~~JO WOOLSEY, BOB FRITZCH, VICKI HAMMONDS, ANDRA MENDOZA, ARNOLD MENDOZA, JAMIE STEEN, W.D. LARREW, LESLYE EVANS, OSCAR CABALLERO, BONNIA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS OR JODI STEEN~~

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: \_\_\_\_\_

FILED *RO*

2018 NOV 16 P 2:18

*Reidi Orosky*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS



NOS0000008004723



BEING 1.50 ACRES SITUATED IN AND A PART OF THE J.M. COBARRUBIAS SURVEY, ABSTRACT NO. 9, VICTORIA COUNTY, TEXAS, AND IS THE SAME AS THAT CERTAIN 1.50 ACRES DESCRIBED IN A DEED RECORDED IN VOLUME 1276, PAGE 174 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS. THIS 1.50 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF AN EXISTING SIXTY (60) FOOT WIDE ROADWAY EASEMENT (KEITH STREET) FOR THE WEST CORNER OF THIS 1.50 ACRES;

THENCE, N 55 DEG 02' 00" E WITH THE COMMON LINE OF THIS TRACT AND THE RESIDUE OF A 37.64 ACRE TRACT DESCRIBED IN A DEED TO BILL SMITH RECORDED IN VOLUME 1139, PAGE 69 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AT 30.00 FEET PASSING A 5/8 INCH IRON ROD FOUND ON LINE, A TOTAL DISTANCE OF 290.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF THIS 1.50 ACRES;

THENCE, S 35 DEG 00' 00" E WITH THE COMMON LINE OF THIS TRACT, A 1.40 ACRE TRACT RECORDED IN VOLUME 1601, PAGE 93 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, AND MORE RESIDUE OF SAID 327.64 ACRE TRACT A DISTANCE OF 225.40 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE EAST CORNER OF THIS 1.50 ACRES;

THENCE, S 55 DEG 02' 00" E WITH THE COMMON LINE OF THIS TRACT AND A 2.33 ACRE TRACT RECORDED IN VOLUME 356, PAGE 379 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AT 260.00 FEET PASSING A 5/8 INCH IRON ROD FOUND ON LINE, A TOTAL DISTANCE OF 290.00 FEET TO THE CENTER OF SAID SIXTY (60) FOOT ROADWAY EASEMENT (KEITH STREET) FOR THE SOUTH CORNER OF THIS 1.50 ACRES;

THENCE, N 35 DEG 00' 00" W (BEARING REFERENCE LINE) WITH THE CENTER OF KEITH STREET A DISTANCE OF 225.40 FEET TO THE PLACE OF BEGINNING; CONTAINING 1.50 ACRES, OF WHICH 0.16 OF AN ACRE IS IN ROADWAY EASEMENT



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/21/2008

**Grantor(s)/Mortgagor(s):**  
MALCOLM LEE LUCK JR. AND GABRIELA  
LUCK, HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**FILED**

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR FRANKLIN AMERICAN MORTGAGE  
COMPANY, ITS SUCCESSORS AND ASSIGNS

2018 NOV 20 A 11:44

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200804664

**Property County:**  
VICTORIA

DG  
*Ricci Craley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** BEING LOT NUMBER TWENTY-FOUR (24), IN BLOCK NUMBER SEVEN (7), OF MAYFAIR TERRACE 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 3, PAGE 23 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**Date of Sale:** 2/5/2019

**Earliest Time Sale Will Begin:** 11AM

**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.

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.

*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

*[Signature]*  
Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Oscar Caballero, Donna Caballero, Barbara Sandoval, John Sisk, Amy Ortiz, Raymond Perez, Stacey Bennett, Garrett Sanders, Jodi Steen or Jamie Steen or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

service to the sender of this notice immediately.

RECORDING REQUESTED BY:

FILED

WHEN RECORDED MAIL TO:

2018 NOV 26 A 10:52

Jo Woolsey, Bob Frisch, Vicki Hammonds, Sandra  
Mendoza, Arnold Mendoza, Jamie Steen, W.D. Larew,  
Leslye Evans, Oscar Caballero, Donna Caballero,  
Barbara Sandoval, John Sisk, Amy Ortiz, Raymond  
Perez, Stacey Bennett, Garrett Sanders, Vanessa  
McHaney  
c/o Miller, Watson & George, P.C.  
Choice Default Group  
304 S. Jones Blvd. Suite 1120  
Las Vegas, NV 89107  
(800) 567-4735

*Dicki Coley* DG  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

TS No TX07000480-18-1

APN R61777

TO No 18-14964-041AC

### NOTICE OF FORECLOSURE SALE

WHEREAS, on July 29, 2016, CHRISZELDA MENDOZA, UNMARRIED WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MEWAEEL GHEBREMICHAEL as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for NATIONS RELIABLE LENDING, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$172,699.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on August 1, 2016 as Document No. 201608561 in Victoria County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R61777

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 FREEDOM MORTGAGE CORPORATION, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Victoria County, Texas, 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: **Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901.**

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



4676986



NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Choice Default Group and the named Substitute Trustee(s) below, 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.**



Miller, Watson & George, P.C.  
Tracey Midkiff, Attorney at Law  
Texas Bar #24076558



Jo Woolsey, Bob Frijsch, Vicki Hammonds,  
Sandra Mendoza, Arnold Mendoza, Jamie  
Steen, W.D. Larew, Leslye Evans, Oscar  
Caballero, Donna Caballero, Barbara Sandoval,  
John Sisk, Amy Ortiz, Raymond Perez, Stacey  
Bennett, Garrett Sanders, Vanessa McHaney  
Substitute Trustee(s)  
c/o Choice Default Group  
304 S. Jones Blvd. Suite 1120  
Las Vegas, NV 89107

**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.**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) AT 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000480-18-1

APN R61777

TO No 18-14964-041AC

**EXHIBIT "A"**

BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER FIFTEEN (15), OF TANGLEWOOD SECTION V, 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 51 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES

FILED

C&S No. 44-18-2739 / FHA / No / FILE NOS  
Ditech Financial LLC

2018 NOV 26 A 10:54

**NOTICE OF TRUSTEE'S SALE**

*Deirdre Cooley* DG

**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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: March 20, 2017

- Grantor(s): Bryan M. Mueller, a single man
- Original Trustee: Brett M. Shanks
- Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns
- Recording Information: Clerk's File No. 201703329, in the Official Public Records of VICTORIA County, Texas.
- Current Mortgagee: Ditech Financial LLC
- Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**  
BEING A 0.313 ACRE TRACT OF LAND AND BEING ALL OF LOT THREE (3), AND A PORTION OF LOT FOUR (4), OF BLOCK THREE (3) OF VOGT'S SUBDIVISION ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 2, PAGE 66 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS AND FURTHER BEING THAT SAME TRACT OF LAND AS CONVEYED FROM ALFREDO HERNANDEZ TO SALVADOR FLORES AND SONIA FUENTES ACCORDING TO INSTRUMENT #201213540 OF THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, SAID 0.313 ACRE TRACT OF LAND AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 02/05/2019 Earliest Time Sale Will Begin: 11:00 AM

**APPOINTMENT OF 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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Leslye Evans as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

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. 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.

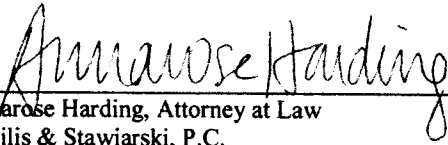


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 20th day of November, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
\_\_\_\_\_  
Annarose Harding, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-18-2739 / FHA / No  
Ditech Financial LLC

# EXHIBIT A

0.313 ACRE

THE STATE OF TEXAS}  
THE COUNTY OF VICTORIA}

**BEING** a 0.313 acre tract of land and being all of Lot Three (3), and a portion of Lot Four (4), of Block Three (3) of Vogt's Subdivision according to the established map and plat of said subdivision of record in Volume 2, Page 66 of the Plat Records of Victoria County, Texas, and further being that same tract of land as conveyed from Alfredo Hernandez to Salvador Flores and Sonia Fuentes according to Instrument # 201213540 of the Official Public Records of Victoria County, said 0.313 acre tract of land being more fully described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch diameter steel rebar found to mark the common north corner of said Fuentes tract of land and that certain tract of land conveyed by Fred R. & Elizabeth Stockbauer Investments, Ltd. to Sandro Rosas according to Instrument # 200616772 of the Official Records of said County, in the south right-of-way line of Port Lavaca Drive (100 foot Right-of-Way), and being the common north corner of said Lot Three (3) and Lot Two (2) of said Block Three (3);

**THENCE**, South 53 deg. 57' 03" East (South 53 deg. 57' 03" East, Record), along said right-of-way line, at 100.00 feet pass the common north corner of said Lots 3 and 4, and continuing for an overall distance of 108.50 (108.50) feet to a 5/8 inch diameter steel rebar set to mark the common north corner of said Hernandez tract of land and that certain tract of land conveyed by Victoria Bank & Trust Company, Trustee to John Paul Anger, et al according to instrument recorded in Volume 145, Page 712 of the Official Records of said County;

**THENCE**, South 20 deg. 02' 13" West (South 20 deg. 02' 13" West, Record), along the common line of said Anger tract of land, a distance of 116.78 (116.78) feet to a 5/8 inch diameter steel rebar set to mark the common south corner of said Hernandez and Anger tracts of land, in the north right-of-way line of Constitution Street (55.6 foot Right-of-Way);


**THENCE**, North 69 deg. 07' 00" West (North 69 deg. 07' 00" West, Record), along the north right-of-way line said Constitution Street, at 8.11 feet pass the common south corner of said Lots 3 and 4, and continuing for an overall distance of 104.21 (104.21) feet to a 5/8 inch diameter steel rebar with "USP" cap found to mark the common south corner of said Hernandez and Rosas tracts of land;

**THENCE**, North 20 deg. 00' 00" East (North 20 deg. 00' 00" East, Record), along said Rosas tract of land, a distance of 145.17 (145.17) feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 0.313 acre 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 Instrument No. 201213540 of the Official Public Records of Victoria County, Texas.

The foregoing fieldnote description is based on an actual survey made on the ground under my supervision in February, 2017, and is true and correct to the best of my knowledge and belief.

  
Terry T. Ruddick  
Registered Professional Land Surveyor  
Texas No. 4943  
2/13/17



S19105.01 - 0.313 acres

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