

# NOTICE

As a courtesy, this foreclosure list is imaged and available to the public. Foreclosure sales take place the first Tuesday of each month.

HB 1128 amended Texas Civil Practice and Remedies Code §34.01, Property Code §51.002, and Tax Code §34.01 to move the public sale to the first Wednesday of the month, if the first Tuesday of the month occurs on January 1 or July 4.

Since the cut-off date will vary monthly, this list will be available to the public on or before the 20th of each month for the upcoming date of sale.

Properties sold by Fort Bend County are listed on the delinquent tax attorney's website at [www.lgbs.com](http://www.lgbs.com).

For Information regarding all tax foreclosure sales visit:

<https://www.fortbendcountytexas.gov/government/departments/administration-of-justice/constables>

# **FORECLOSURE SALES NOTICE**

By order of the Commissioners Court for Fort Bend County, Texas, the designation of the location for the foreclosure sales has been changed beginning **February 2, 2021** pursuant to Section 51.002(h) of the Texas Property Code and Section 34.01(r) of the Texas Tax Code. The sales shall be held at the following location:

**Fort Bend County Fairgrounds – Building C**

**4310 Highway 36 South**

**Rosenberg, Texas 77471**

**Between the hours of 10:00 A.M. and 4:00 P.M.**

To view the order, please visit the Fort Bend County website and search Official Public Records for instrument number 2020151449.

*The County Clerk's office is not involved with the sales. The clerks are not attorneys and will not give any legal advice.*



## **FORECLOSURE NOTICES AND SALES**

1. Foreclosure Notices are filed with the county clerk's office **21 days** prior to the foreclosure sale date.
2. Foreclosure sales are held at the Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, TX 77471 between the hours of 10 a.m. and 4 p.m. on the first Tuesday of each month. HB 1128 amended Texas Civil Practice and Remedies Code §34.01, Property Code §51.002, and Tax Code §34.01 to move the public sale to the first Wednesday of the month, if the first Tuesday of the month occurs on January 1 or July 4.
3. Foreclosure sales are conducted by one of the following:
  - Representative of the mortgage company or Substitute Trustee
  - An attorney for the mortgage company
  - An uninterested party in the property

**\*\*The County Clerk's office is not involved with the sale at all. The clerks are not attorneys and WILL NOT give any legal advice. Please do not ask. \*\***

### **FOR MORE INFORMATION:**

Contact a banker for steps you should take to purchase a piece of property and how to bid on the auction.

Consult an attorney or the property representative any other questions on the property.

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## **ATTORNEYS FOR TAX SUIT SALES**

### **FORT BEND COUNTY PROPERTY and LAMAR CISD:**

Linebarger, Goggan, Blair, Sampson  
512 South 7<sup>th</sup> Street  
Richmond, Texas 77469  
(281)-342-9636

### **FORT BEND ISD:**

Perdue Brandon Fielder Collins and Mott, LLP  
1235 North Loop West Ste. 600  
Houston TX 77008  
(713) 862-1860



STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

**ORDER OF COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS  
DESIGNATION OF LOCATION FOR FORECLOSURE SALES**

On this day there came to be considered the Commissioners Court of Fort Bend County, Texas, the matter of the designation of an area at the county courthouse where public auctions of real property are to take place.

WHEREAS, pursuant to Section 51.002(h) of the Texas Property Code, the commissioners court of a county may designate an area other than an area at the courthouse where the sale of real property conferred by a deed of trust or other contract lien will take place that is in a public place within a reasonable proximity of the county courthouse and in a location as accessible to the public as the courthouse door; and

WHEREAS, pursuant to Section 34.01(r) of the Texas Tax Code, the commissioners court of a county may designate an area other than an area at the county courthouse where the sale of real property seized under a tax warrant or sold pursuant to foreclosure of a tax lien will take place that is in a public place within a reasonable proximity of the county courthouse and in a location as accessible to the public as the courthouse door; and

NOW THEREFORE, it is hereby ORDERED that commencing February 2, 2021, real property auctions/sales pursuant to Section 51.002(h) of the Texas Property Code and Section 34.01(r) of the Texas Tax Code shall be held at the following location:


Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South  
Rosenberg, Texas 77471, between the hours of 10:00 a.m. and 4:00 p.m.

It is further ordered that this designation shall be recorded in the real property records of Fort Bend County, Texas, and that no sales be conducted under Section 51.002(h) of the Texas Property Code and Section 34.01(r) of the Texas Tax Code at the area designated herein before the 90<sup>th</sup> day after the date this designation is recorded.

All sales prior to February 2, 2021, under Section 51.002(h) of the Texas Property Code and Section 34.01(r) of the Texas Tax Code shall remain at Fort Bend County Travis Building, First Floor Meeting Room, 301 Jackson Street, Richmond, Texas, 77469.

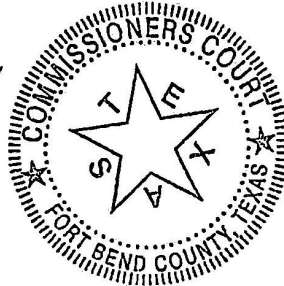
All other sales shall be conducted at the place designated by the law under which the sale is conducted.

Approved by the Commissioners Court of Fort Bend County, Texas, this 27 day of October, 2020.

  
\_\_\_\_\_  
KP George, County Judge

ATTEST:

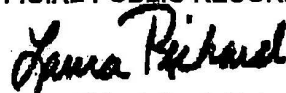
  
\_\_\_\_\_  
Laura Richard, County Clerk



RETURNED AT COUNTER TO:

Olga Payero / County Judge  
301 Jackson St  
Richmond TX

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

  
\_\_\_\_\_  
Laura Richard, County Clerk

Fort Bend County Texas

October 29, 2020 08:51:55 AM

FEE: \$0.00

SG

2020151449



23TX373-0199  
7222 ARISTA DR, HOUSTON, TX 77083

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## NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT TWENTY (20) IN BLOCK FOUR (4), OF MISSION WEST, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 9, 2015 and recorded on March 20, 2015 as Instrument Number 2015028581 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: January 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, 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 JOHN R. BARNARD secures the repayment of a Note dated March 9, 2015 in the amount of \$70,459.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 W 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.

FILED  
2023 JUN 22 AM 9:58  
Rec 50826

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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  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, 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 FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 10:35 P.M.

SEP 29 2023

*Jana Richard*  
County Clerk Fort Bend Co. Texas

Our Case No. 23-04744-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
December 14, 2021

**Property address:**  
26118 POLARIS RISE LN  
RICHMOND, TX 77406

**Grantor(s)/Mortgagor(s):**  
TUMARROW LUCAS, UNMARRIED WOMAN

**LEGAL DESCRIPTION:** Lot 31, Block 2, of Candela Sec 4, a subdivision in Fort Bend County, Texas, according to plat thereof recorded under Plat No. 20200198, Plat Records, Fort Bend County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
LOWER, LLC DBA HOMESIDE FINANCIAL ITS  
SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** JANUARY 2, 2024

**Property County:** FORT BEND

**Original Trustee:** MICHAEL BAYNES

**Recorded on:** December 16, 2021  
**As Clerk's File No.:** 2021207644  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie  
Murphy, Wayne Daughtrey, Steve Leva, Marinosci Law  
Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Marinosci Law Group PC

, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the Fort

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Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND, September 28, 2023

MARINOSCI LAW GROUP PC

By: 

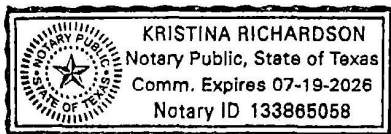
SAMMY HOODA  
MANAGING ATTORNEY

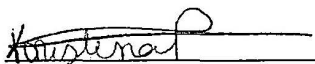
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Kristina Richardson, the undersigned officer, on this, the 28<sup>th</sup> day of September 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



  
Notary Public for the State of TEXAS

My Commission Expires: 7-19-2023  
Kristina Richardson  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 23-04744

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

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918 Brazos Trace Drive, Richmond, TX 77469

23-012008

**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: 01/02/2024 ✓

Time: Between 1:00 PM – 4:00 PM and beginning not earlier 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Fort Bend County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/29/2005 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2005050043, with Halima Sebuliba and Isreal Sebuliba (grantor(s)) and Mortgage Electronic Registration Systems, Inc (MERS), as nominee for LoanAmerica Home Mortgage, Inc, its successors and assigns mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Halima Sebuliba and Isreal, securing the payment of the indebtedness in the original amount of \$137,892.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** Lot Ten (10), in Block Two (2), of CANYON GATE AT THE BRAZOS, SECTION FIVE (5), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Slide No(s). 2017/B and 2018/A of the Plat Records of Fort Bend County, Texas.

FILED ✓  
2023 OCT -5 AM 11:42  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
NW  
83411



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**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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.  
3476 Stateview Blvd.  
Fort Mill, SC 29715



**SUBSTITUTE TRUSTEE**

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, John Burger, Martin Beltran, Joshua Sanders, OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED 4

2023 OCT 16 AM 11:26

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

R 86136

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis,  
John Sisk, Clay Golden, Stephen Mayers, Colette  
Mayers, Thomas Gilbraith, Kinney Lester, Matthew  
Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna  
Sewart, David Barry, Byron Sewart, Patricia Poston,  
Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger,  
Martin Beltran  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000307-23-1

APN 5048-02-003-0090-907 |  
R432471

TO No 230448092-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 22, 2021, FATAI OLUWASEUN SULEIMAN AND KAFAYAT ADEDAMOLAADESOKAN, HUSBAND AND WIFE, AS TENANCY IN COMMON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROBERTSON ANSCHUTZ VETTERS, LLC as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for UNITED WHOLESALE MORTGAGE, 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 \$267,073.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on July 26, 2021 as Document No. 2021122984 in Fort Bend 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 5048-02-003-0090-907 | R432471

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

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 **Lakeview Loan Servicing, LLC**, 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.

TS No TX07000307-23-1

APN 5048-02-003-0090-907 |  
R432471

TO No 230448092-TX-RWI

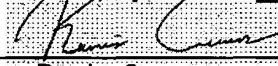
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 2, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend 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: **Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC'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 Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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.

WITNESS my hand this 12th day of October, 2023.

  
By: Ramiro Cuevas  
Substitute Trustee(s)

**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 ONLINE 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: (949) 252-8300

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.

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TS No TX07000307-23-1

APN 5048-02-003-0090-907 |  
R432471

TO No 230448092-TX-RWI

**EXHIBIT "A"**

LOT 9, BLOCK 3, MISSION TRACE SEC 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140109, OF THE MAP  
AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2023 OCT 17 AM 9:50

PK 80535

TS No.: 2022-00839-TX  
19-000853-673

*James Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**Notice of [Substitute] Trustee Sale**

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**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:** 01/02/2024 ✓

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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**

AS PER ORIGINAL

**Property Address:** 2035 DIAMOND CREST DRIVE, MISSOURI CITY, TX 77489

**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 08/22/2009 and recorded 09/01/2009 in Document 2009092690, real property records of Fort Bend County, Texas, with **LARRY LEE MOORE JR., A Married Man and DAWN WARRICK, His Wife** grantor(s) and **BIRMINGHAM BANCORP MORTGAGE CORPORATION** 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 **LARRY LEE MOORE JR., A Married Man and DAWN WARRICK, His Wife**, securing the payment of the indebtedness in the original principal amount of **\$159,737.00**, 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.

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**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:

**LOT 17, BLOCK 2, OF MEADOW CREST SEC. 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 20040199 OF THE MAP AND PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**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 33416-4605  
Phone: 877-744-2506**

AS PER ORIGINAL

5

### 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.

**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.**

**Date: October 13, 2023**



Monique Patzer, Trustee/Sale Assistant

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

**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.**

I am \_\_\_\_\_, Certificate of Posting  
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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

6  
**FILED**

2023 OCT 19 AM 10:10

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FORT BEND County**

**Deed of Trust Dated:** July 27, 2015

**Amount:** \$368,000.00

**Grantor(s):** GEORGIA KING and WARREN KING

**Original Mortgagee:** CAPITAL ONE, N.A.

**Current Mortgagee:** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC  
2018-SP3 Trust

**Mortgage Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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

**Recording Information:** Document No. 2015085375

**Legal Description:** LOT ONE (1), IN BLOCK THREE (3), OF SUGAR LAKES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 35 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WHEREAS WARREN KING is deceased.

**Date of Sale:** January 2, 2024 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the FORT BEND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.


JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KENNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-002983

  
Printed Name: SANDY DASIGENIS  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



FILED

7 rec: 89324 AM 2023 OCT 26 AM 11:48

*Laura Richard*  
COUNTY CLERK  
FORT BEND 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: LOT 19, IN BLOCK 1, OF SHADOW CREEK RANCH SF-50, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050257, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/12/2014 and recorded in Document 2014103464 real property records of Fort Bend 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: 01:00 PM


Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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 JEROME MILTON, provides that it secures the payment of the indebtedness in the original principal amount of \$394,449.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LAKEVIEW LOAN SERVICING, LLC 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 LAKEVIEW LOAN SERVICING, LLC 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.xome.com](http://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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

8022 Gambrel Way, Rosharon, TX 77583

rec.  
89324 AH

FILED

2023 OCT 26 AM 11:47

23-013337

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

COUNTY CLERK

**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: 01/02/2024 ✓

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Fort Bend County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/16/2018 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2018017114, with Brittley Vallery (grantor(s)) and DHI Mortgage Company Ltd mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Brittley Vallery, securing the payment of the indebtedness in the original amount of \$189,494.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** Lot 13, Block 5, of Southern Colony Section 2B, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20170104, of the Plat Records of Fort Bend County, Texas.



4800224

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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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715

*Sandy Dasigenis*

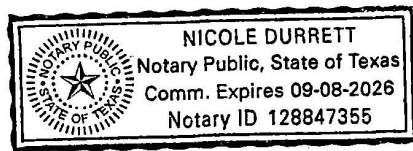
**SUBSTITUTE TRUSTEE**

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, Nick Frame, Cheyanne Troutt, John Burger, Martin Beltran OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared SANDY DASIGENIS, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26<sup>th</sup> day of October, 2023.



*Nicole Durrett*

NOTARY PUBLIC in and for  
HARRIS COUNTY  
My commission expires: 09-08-2026  
Print Name of Notary:  
NICOLE DURRETT

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/20/2013	<b>Grantor(s)/Mortgagor(s):</b> EDITH AMATOSERO AND SPOUSE, EMMANUEL O. AMATOSERO
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2013157213	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 1/2/2024 ✓	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 45, BLOCK 1, WESTHEIMER LAKES NORTH, SEC. 8, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20080082, PLAT RECORDS, FORT BEND COUNTY, TEXAS

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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Tuy 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: 10/23/2023



Tuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 10/25/23

SANDY DASIGENIS

Printed Name:




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

**FILED**

2023 OCT 26 AM 11:46

MH File Number: TX-23-99854-POS  
Loan Type: FHA

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
rec. 89324 AH

FILED

2023 OCT 27 AM 9:09

Our Case No. 23-05436-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

*James Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*R 89697*

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
June 30, 2016

**Property address:**  
5119 OAKBRIAR LANE  
ROSENBERG, TX 77469

**Grantor(s)/Mortgagor(s):**  
TOSHIBA BROWN, AN UNMARRIED WOMAN

**LEGAL DESCRIPTION:** Lot One (1), in Block Three (3), of The Trails at Seabourne Parke, Section Two, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded at Plat No(s). 20150158 of the Plat Records of Fort Bend County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
FINANCE OF AMERICA MORTGAGE LLC ITS  
SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** JANUARY 2, 2024

**Property County:** FORT BEND

**Original Trustee:** CHRIS PEIRSON

**Recorded on:** July 7, 2016  
**As Clerk's File No.:** 2016072439  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie  
Murphy, Wayne Daughtrey, Steve Leva, Megan Randle-  
Bender, Debby Jurasek, Sabrina Palmer, Marinosci Law  
Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Megan Randle-Bender, Debby Jurasek, Sabrina Palmer, Marinosci Law Group PC

, 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 Mortgagee therein.

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

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NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND, October 26<sup>th</sup> 2023

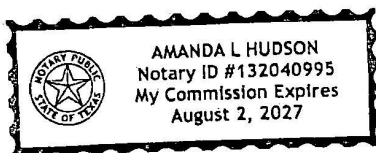
MARINOSCI LAW GROUP, P.C.

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 26<sup>th</sup> day of October, 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



[Signature]  
Notary Public for the State of TEXAS

My Commission Expires: 8-2-2027  
Amanda Hudson  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 23-05436

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

SELECT PORTFOLIO SERVICING, INC. (SPS)  
GAMBLE, MICHAEL AND TANYA  
20603 GARDEN RIDGE CANYON, RICHMOND, TX 77407

CONVENTIONAL  
Firm File Number: 23-040350

11

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 25, 2008, MICHAEL A GAMBLE AND TANYA C GAMBLE, MARRIED, as Grantor(s), executed a Deed of Trust conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2008022764, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, January 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **FORT BEND COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.


Said Real Estate is described as follows: In the County of Fort Bend, State of Texas:

LOT SIXTEEN (16), IN BLOCK FOUR (4), OF FIELDSTONE SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060114 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 20603 GARDEN RIDGE CANYON  
RICHMOND, TX 77407  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: LEGACY MORTGAGE ASSET TRUST 2020-GS5  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

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 property securing the above referenced loan.

**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**


  
SUBSTITUTE TRUSTEE  
Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Amar Sood  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254.

WITNESS MY HAND this day October 30, 2023.

**FILED**

2023 OCT 30 PM 4:14

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

  
By: \_\_\_\_\_  
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Legacy Mortgage Asset Trust 2020-GS5

**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 military service to the sender of this notice immediately.**



FILED

2023 NOV -1 AM 4:18

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

12

*W 91269*

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-04740

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

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

Date: 1/2/2024  
Time: The earliest time the sale will begin is 1:00 PM  
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

Lot 17, Block 01, of Southern Colony Expansion Phase 1 Section 1A, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Plat Number 20200169, Plat Records of Fort Bend County, Texas.

Commonly known as: 8119 MOLASSES WAY ROSHARON, TX 77583

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 3/18/2021 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 3/22/2021 under County Clerk's File No 2021043885, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	Ralph Acosta and Davina Mitchell, husband and wife
Original Trustee:	Angela R Hernandez
Substitute Trustee:	Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

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T.S. #: 2023-04740

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

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

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

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

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

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$197,990.00, executed by Ralph Acosta and Davina Mitchell, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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


**Freedom Mortgage Corporation**  
10500 Kincaid Drive  
Fishers, IN 46037  
Phone: 855-690-5900

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-04740

Dated: 11-1-23

12  
Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois,  
John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy  
Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina  
Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George  
Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson,  
Nestor Solutions, LLC



---

c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

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

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## 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: LOT 27, BLOCK 1, PECAN GROVE PLANTATION, SECTION 22, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1247/B, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/28/2019 and recorded in Document 2019071202 real property records of Fort Bend 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: 01:00 PM


Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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 JOSHUA JON WUERCH, provides that it secures the payment of the indebtedness in the original principal amount of \$336,996.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 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.**

  
Mackle 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](http://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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED

2023 NOV -2 AM 11:04

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

ru 9:39 3 AM

14  
15

## 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: LOT 13, BLOCK 2, OF PARKS EDGE SECTION 6, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200036, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/31/2020 and recorded in Document 2020117954 real property records of Fort Bend 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: 01:00 PM

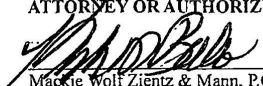
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 JOANI B. PERKINS AND VINCENT PERKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$235,653.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LAKEVIEW LOAN SERVICING, LLC 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 LAKEVIEW LOAN SERVICING, LLC 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.xome.com](http://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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED

2023 NOV -2 AM 11:04

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

cu: 91393 AH

Rev. 9/3/93 AH

15

FILED

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

2023 NOV -2 AM 9: 56

**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 & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated August 17, 2021 and recorded under Clerk's File No. 2021137417, in the real property records of FORT BEND County Texas, with Heather Veronica Edwards a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Velocio Mortgage L.L.C., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Heather Veronica Edwards a single woman securing payment of the indebtedness in the original principal amount of \$241,544.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Heather Veronica Edwards. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

**Legal Description:**

**LOT 29, BLOCK 4, OF HIGHLAND MEADOWS SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200075 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale:** 01/02/2024

**Earliest Time Sale Will Begin:** 1:00 PM

**Location of Sale:** The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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.

**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**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 10/31/2023.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

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

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

C&M No. 44-23-2661

FILED

2023 NOV -2 AM 10:15

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

COUNTY CLERK  
BEND COUNTY, TEXAS

Rev. 9/3/93 AH

Matter No.: 096192-TX

Date: October 27, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: MARIA S. VASQUEZ AND ARACELI VAZQUEZ, BOTH SINGLE PERSONS AND CESAR VASQUEZ, A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INTERLINC MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 8/30/2007, RECORDING INFORMATION: Recorded on 8/31/2007, as Instrument No. 2007110771

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-FOUR (24), IN BLOCK FIVE (5), OF RIO VISTA, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060206 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2024, the foreclosure sale will be conducted in Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing 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, California 92806






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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 property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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.**

By:   
\_\_\_\_\_  
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 18-19990

11  
FILED  
2023 NOV -2 AM 9:57  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 10/20/2006, ROGER D GUERRERO, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CTC REAL ESTATE SERVICE, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$103,960.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE HOME LOANS, INC., which Deed of Trust is Recorded on 10/25/2006 as Volume 2006134187, Book, Page, in Fort Bend County, Texas, 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;

**LOT TWENTY-FIVE (25), IN BLOCK TWO (2), OF CORRECTED PLAT OF RAGUS LAKE ESTATES, SECTION ONE (1), A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 9 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

Commonly known as: 1730 JO ANN LN SUGAR LAND, TX 77478

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**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 Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-23**, 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 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on 1/2/2024 at 1:00 PM, or no later than three (3) hours after such time, in Fort Bend 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 Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, 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 Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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

**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.**

WITNESS, my hand this 10/31/2023



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

WITNESS, my hand this 11/1/2023



By: Substitute Trustee(s)  
Jeff Leva, Sandy Dasigenis, Megan L. Randle,  
Ebbie Murphy, Wayne Daughtrey, Steve Leva  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-29855

FILED

18 2023 NOV -2 AM 9:57

Rec: 91393 AH

*Spina Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 3/26/2015, Daniel E Balderas and Anita M Perez, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael L. Riddle, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$275,100.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 4/6/2015 as Volume 2015035369, Book , Page , Loan Modification recorded on 04/07/2022 as Instrument No. 2022048589 in Fort Bend County, Texas, 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;

**Lot Thirty-Six (36), Block One (1), of Cinco Ranch Greenway Village, Section Three (3), a Subdivision in Fort Bend County, Texas, according to the Map or Plat thereof Recorded under Slide No(s). 1137/B and 1138/A, of the Plat Records of Fort Bend County, Texas.**

Commonly known as: **2423 CINCO PARK PLACE KATY, TX 77494**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Steve Leva , Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**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 Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, 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 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **1/2/2024 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend 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 Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 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 Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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

**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.**

WITNESS, my hand this 11/1/2023



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

WITNESS, my hand this 11/2/2023



By: Substitute Trustee(s)  
Jeff Leva, Sandy Dasigenis, Steve Leva  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 10/05/2012  
**Grantor(s):** LUIS A. ORANTES, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$115,008.00  
**Recording Information:** Instrument 2012116115  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 15334 TRINITY MEADOW DR, MISSOURI CITY, TX 77489

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 2800 Tamarack Rd, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of January, 2024 ✓  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

Rec: 91393 AH

2023 NOV -2 AM 11:03

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### **Certificate of Posting**

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

By: \_\_\_\_\_

#### **Exhibit "A"**

LOT TWENTY-ONE (21), IN BLOCK TWO (2), OF COVENANT CREST SEC. 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20060068, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254



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NAME \_\_\_\_\_ TRUSTEE



SPECIALIZED LOAN SERVICING LLC (SPZ)  
RUIZ, IRENE  
5710 ASHLEY SPRING CT, KATY, TX 77494

CONVENTIONAL  
Firm File Number: 20-035874

FILED

2023 NOV -3 PM 1:47

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 15, 2006, IRENE RUIZ, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK, for payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006120716, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, January 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **FORT BEND COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Fort Bend, State of Texas:

LOT SEVENTY-FOUR (74), IN BLOCK TWO (2), OF GRAND LAKES, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP AND OR PLAT THEREOF RECORDED IN SLIDE NO. 1883/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Property Address: 5710 ASHLEY SPRING CT  
KATY, TX 77494  
Mortgage Servicer: SPECIALIZED LOAN SERVICING LLC  
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES,  
SERIES 2006-FF16  
6200 S. QUEBEC ST.  
SUITE 300  
GREENWOOD VILLAGE, CO 80111


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 property securing the above referenced loan.

**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**

  
SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Amar Sood, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston  
I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day October 31, 2023.

  
By:  
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George

21  
Texas Bar # 24123104  
gburks@logs.com  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Deutsche Bank National Trust Company, as  
Trustee for First Franklin Mortgage Loan Trust 2006-FF16,  
Asset-Backed Certificates, Series 2006-FF16

**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 military service to the sender of this notice immediately.**

FILED

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2023 NOV -3 PM 1:11

5515 BEACON SPRINGS LN  
SUGAR LAND, TX 77479

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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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: January 02, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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 29, 2012 and recorded in Document CLERK'S FILE NO. 2012071527; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019015301; AND AS AFFECTED BY CLERK'S FILE NO. 2020009558 real property records of FORT BEND County, Texas, with KEVIN M SANGUDI AND STELLA N UMUTONI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN M SANGUDI AND STELLA N UMUTONI, securing the payment of the indebtednesses in the original principal amount of \$275,742.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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



5515 BEACON SPRINGS LN  
SUGAR LAND, TX 77479

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00000008801045

**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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN 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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

5515 BEACON SPRINGS LN  
SUGAR LAND, TX 77479

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FORT BEND

**EXHIBIT "A"**

LOT THREE (3), IN BLOCK TWO (2), OF CREEKSTONE VILLAGE AT RIVERSTONE, SECTION SIX (6), PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO(S). 20090063, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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NOTICE OF SUBSTITUTE TRUSTEE SALE

<b>Deed of Trust Date:</b> 12/2/2015	<b>Grantor(s)/Mortgagor(s):</b> JULIO CESAR ANEZ AND ASHLEY NICOLE BELL, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Guild Mortgage Company LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2015136586	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive, San Diego, CA 92111
<b>Date of Sale:</b> 1/2/2024 ✓	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 10, BLOCK 1, OF LONG MEADOW FARMS SEC. 39, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20140264 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, 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 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.

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: 11/7/2023

Dated: November 9, 2023



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for: Guild Mortgage Company LLC

SANDY DASIGENIS

Printed Name:



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

MH File Number: TX-22-95906-POS  
Loan Type: FHA

93353 Pot  
2023 NOV - 9 AM 9:44  
FILED  
Spina Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

FILED

43353 RK

2023 NOV -9 AM 9:47

## NOTICE OF FORECLOSURE SALE

*Laura Richard* 24  
 COUNTY CLERK  
 FORT BEND COUNTY, TEXAS

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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: LOT FIVE (5), BLOCK TWO (2) OF REPLAT OF RIDGEGATE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 4, (TRANSFERRED TO 205/A) OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/15/2006 and recorded in Document 2006159844 real property records of Fort Bend 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: 01:00 PM

Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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 SHARLEENE MITCHELL, provides that it secures the payment of the indebtedness in the original principal amount of \$89,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 obtained a Order from the 240th District Court of Fort Bend County on 03/16/2023 under Cause No. 22-DCV-297798. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

For additional sale information visit: [www.auction.com](http://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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED  
93353 Pk  
2023 NOV -9 AM 9:47  
25

Notice of [Substitute] Trustee Sale

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

**1. Date, Time and Place of Sale.**

**Date:** 01/02/2024

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00 a.m. AND 4:00 p.m.) 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:** 1707 MIRAGLEN CT, RICHMOND, TX 77469-1362

**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 08/08/2005 and recorded 08/17/2005 in Document 2005100727, real property records of Fort Bend County, Texas, with **BARBARA ANNE WILSON AND HUSBAND, KEITH WILSON** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-4, ASSET-BACKED CERTIFICATES, SERIES 2005-4** 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 **BARBARA ANNE WILSON AND HUSBAND, KEITH WILSON**, securing the payment of the indebtedness in the original principal amount of \$167,120.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals, and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-4, ASSET-BACKED CERTIFICATES, SERIES 2005-4** is the current mortgagee of the note and deed of trust or contract lien.



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### 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:

**LOT FORTY-THREE (43), BLOCK TWENTY-NINE (29), OF PECAN GROVE PLANTATION, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, THE PLAT RECORDS OF FORD BEND COUNTY, TEXAS.**

**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 33416-4605**

**Phone: 877-744-2506**

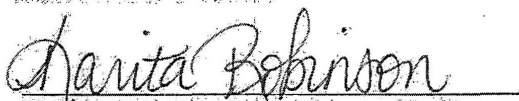
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### Notice of [Substitute] Trustee Sale

**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.

**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.**

**Date:** November 6, 2023

  
**Karita Robinson, Trustee Sale Assistant**

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

**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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED

9-3353 Pk

2023 NOV -9 AM 9:43

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

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

**DEED OF TRUST INFORMATION:**

Date: 05/23/2016  
Grantor(s): ADEDAYO ONATADE KUFORJI AND STARLA ELAINE KUFORJI  
Original Mortgagee: JPMORGAN CHASE BANK, N.A.  
Original Principal: \$880,000.00  
Recording Information: Instrument 2016054740  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 5022 TILLBUSTER PONDS CT, SUGAR LAND, TX 77479

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: JPMorgan Chase Bank, National Association  
Mortgage Servicer: JPMorgan Chase Bank, N.A.  
Current Beneficiary: JPMorgan Chase Bank, National Association  
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

Date of Sale: Tuesday, the 2nd day of January, 2024 ✓  
Time of Sale: 1:00PM or within three hours thereafter.  
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

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I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

By: \_\_\_\_\_

**Exhibit "A"**

LOT 7, BLOCK 1, OF AVALON AT RIVERSTONE, SECTION 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140069, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 4/19/2017	<b>Grantor(s)/Mortgagor(s):</b> FRANK ESIN IKOTT AND OLUWATOYIN AGNES IKOTT, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LEADERONE FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2017041783	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 1/2/2024 ✓	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT TWELVE (12), IN BLOCK FOUR (4), OF TWIN OAKS VILLAGE, SECTION FIVE (5), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2393/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Janit Grady, Auction.com, Amir Sevar, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, 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 their 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.

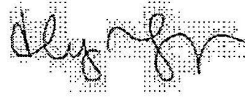
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

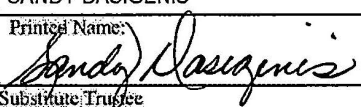
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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: 11/7/2023

Dated: November 9, 2023

  
\_\_\_\_\_  
Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for: Wells Fargo Bank, N.A.

SANDY DASIGENIS  
\_\_\_\_\_  
Printed Name:   
\_\_\_\_\_  
Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-23-99565-POS  
Loan Type: FHA

93353 Pdt  
2023 NOV -9 AM 9:41  
FILED  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXA

FILED

93353 P05

2023 NOV -9 AM 9:36

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

*Anna Richard JS*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 30, 2021 and recorded under Clerk's File No. 2021164906, in the real property records of FORT BEND County Texas, with Byron Choate, a single man. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Byron Choate, a single man. securing payment of the indebtedness in the original principal amount of \$377,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Byron Choate. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

**Legal Description:**

**LOT FORTY-SIX (46), IN BLOCK ONE (1), OF GRAND MISSION SEC. 13, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20060280 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 01/02/2024 ✓**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

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.

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**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**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on November 6, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

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

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

C&M No. 44-23-2935

23-03224

14103 OAK LAKE VILLAGE DR, NEEDVILLE, TX 77461

FILED

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

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Property: The Property to be sold is described as follows:  
  
See EXHIBIT "A"

Security Instrument: Deed of Trust dated April 2, 2018 and recorded on April 10, 2018 at Instrument Number 2018037244 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: January 2, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, 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 ELIZABETH UZICK PETRZELKA AND CHARLES LEE PETRZELKA secures the repayment of a Note dated April 2, 2018 in the amount of \$168,755.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC 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.

**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.**



4801377



*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company , Attorney at Law  
1999 N University Drive, Suite 204  
Coral Springs, FL 33071

*Sandy Dasigenis*

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Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Ramiro Cuevas, Jami Grady, Kinney Lester, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Thomas Gilbraith and ServiceLink employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
1999 N University Drive, Suite 204  
Coral Springs, FL 33071

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 FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 0024-00-000-7100-906

Land situated in the City of Needville in the County of Fort Bend in the State of TX

A tract or parcel of land containing 1.5880 acres of land, (69,172 square feet), being Lot 25, Oak Lake Village Subdivision, an unrecorded subdivision situated in the Philo Fairchild League, Abstract Number 24, Fort Bend County, Texas, said 1.5880 acre tract of land being out of and a part of that certain called 112.59 acre Clarence Zwahr tract of land as described by instrument recorded in Volume 435, Page 260, of the Deed Records of Fort Bend County, Texas, said 1.5880 acre tract of land being that certain called 1.3879 acre tract of land as conveyed to Gene Ezzell, et ux, by instrument recorded in Document CF No. 9763783 of the Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows: (bearing basis: Document CF No. 9763783 of the Official Public Records of Fort Bend County, Texas).

COMMENCING at a calculated point on the centerline of Peters Road, (60.00 Foot Wide), for the Northeast corner of said 112.59 Acre Tract;

Thence, S89°57'20" W, with the north line of said 112.59 Acre Tract, a distance of 1108.67 feet to a calculated point for the Northeast corner of said Oak Lake Village Subdivision;

Thence, S00°02'40" E, with the east line of said Oak Lake Village Subdivision, a distance of 600.00 Feet to a 1" iron pipe found on the common line of that certain called 3.000 acre tract of land as conveyed to Michael W. Hensley, Et Ux, by instrument recorded in Document CF No. 8927250 of the Official Public Records of Fort Bend County, Texas, for the Southeast corner of that certain called 1.5678 acre tract of land designated as Lot 24, of said Oak Lake Village Subdivision, as conveyed to Bryan E. Lynn by instrument recorded in Document CF No. 2013101248 of the Official Public Records of Fort Bend County, Texas, same being the northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S00°02'40" E, with the east line of said Oak Lake Village Subdivision, same being the common line of said 3.000 Acre Tract, a distance of 130.00 feet to a 1" iron pipe found for the Northeast corner of that certain called 1.5839 acre tract of land designated as Lot 26, of said Oak Lake Village Subdivision, as conveyed to Kelly Kimrey by instrument recorded in Document CF No. 2010077198 of the Official Public Records of Fort Bend County, Texas, same being the southeast corner of the herein described tract;

Thence, S89°57'20" W, with the common line of said Lot 26, pass at a distance of 481.94 feet a 1" Iron pipe found for reference on the east line of Oak Lake Village Drive, (60.00 Foot Road Easement), for a

total distance of 513.18 feet to a calculated point on the centerline of Oak Lake Village Drive, same being the common line of that certain called 1.2624 acre tract of land designated as Lot 15, of said Oak Lake Village Subdivision, as conveyed to Peter Hayes Macourck by instrument recorded in Volume 714, Page 537, of the Deed Records of Fort Bend County, Texas, for the northwest corner of said Lot 26, same being the southwest corner of the herein described tract;

Thence, N 16° 16' 12" W, with the centerline of Oak Lake Village Drive, same being the common line of said Lot 15 and the common line of that certain called 1.3258 acre tract of land designated as Lot 16, of said Oak Lake Village Subdivision, as conveyed to Peter Hayes Macourck by instrument recorded in Document CF No. 99083723 of the Official Public Records of Fort Bend County, Texas, a distance of 135.39 feet to a calculated point for the southwest corner of said Lot 24, same being the northwest corner of the herein described tract;

Thence, N 89° 57' 20" E, with the common line of said Lot 24, pass at a distance of 31.24 feet a 1/2" iron rod found for reference on the east line of Oak Lake Village Drive, for a total distance of 551.01 feet to the POINT OF BEGINNING and containing 1.5880 acres of land, (69,172 square feet), more or less.

Commonly known as: 14103 Oak Lake Village Dr, Needville, TX 77461

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 19-23009

30  
FILED

93353 PUT  
2023 NOV -9 AM 9: 37

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 3/3/2006, VENOY PEARSON, JR. AND LISA PEARSON, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ATTORNEY DON W. LEDBETTER, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$105,600.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC., which Deed of Trust is Recorded on 3/7/2006 as Volume 2006026322, Book , Page , in Fort Bend County, Texas, 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;

**LOT 3, BLOCK 4, VILLAGES OF TOWN CENTER, SECTION 4, IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 1756A/B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.**

Commonly known as: **1206 NANTERRE COURT ROSENBERG, TX 77471**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**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 Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-RFC1 Asset-Backed Pass-Through Certificates.**, 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 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **1/2/2024** at **1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend 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 Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, 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 Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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

**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.**

WITNESS, my hand this 11/7/2023



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

WITNESS, my hand this 11/9/23



By: Substitute Trustee(s)  
Jeff Leva, Sandy Dasigenis, Megan L. Randle,  
Ebbie Murphy, Wayne Daughtrey, Steve Leva  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

FILED

NATIONSTAR MORTGAGE LLC (CXE)  
ALSENZ, RICHARD  
139 ISLAND BOULEVARD, MISSOURI CITY, TX 77459

CONVENTIONAL  
Firm File Number: 22-037569

2023 NOV -9 PM 3:47

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 21, 2004, RICHARD ALSENZ, A SINGLE MAN, as Grantor(s), executed a Deed of Trust, conveying to THOMAS E. BLACK JR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2004132024, to which reference is herein made for all purposes.

*Laura Richard* 31  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
PH 73597

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, January 2, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Fort Bend, State of Texas:

LOT EIGHTY-THREE (83), IN BLOCK ONE (1), IN AMENDING PLAT OF JADE ISLAND AT LAKE OLYMPIA, A SUBDIVISION, IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2275/B AND 2276/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 139 ISLAND BOULEVARD  
MISSOURI CITY, TX 77459  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF SASCO  
2004-S4  
8950 CYPRESS WATERS BOULEVARD  
COPPELL, TX 75019

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 property securing the above referenced loan.

**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**

*[Signature]*  
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Amar Sood  
750 TX-121 #100  
Lewisville, TX 75067

WITNESS MY HAND this day November 8, 2023.

*[Signature]*  
By:  
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960

Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for U.S. BANK NATIONAL ASSOCIATION  
AS TRUSTEE FOR THE HOLDERS OF SASCO 2004-S4

**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 military service to the sender of this notice immediately.**

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FILED

2023 NOV 13 AM 11:37

Rec 93854 u.t.

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14823 WALBROOK DR  
SUGAR LAND, TX 77498

*Laura Richard*

00000009946864

COUNTY CLERK

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: January 02, 2024 •

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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, 2017 and recorded in Document INSTRUMENT NO. 2017065663 real property records of FORT BEND County, Texas, with MICHAEL ARNOLD, SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL ARNOLD, SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$290,000.00, 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



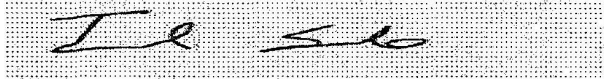


14823 WALBROOK DR  
SUGAR LAND, TX 77498

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**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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN 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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

14823 WALBROOK DR  
SUGAR LAND, TX 77498

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FORT BEND

**EXHIBIT "A"**

LOT TWENTY-TWO (22), IN BLOCK TWO (2), OF WATERFORD, SECTION ONE (1), A REPLAT OF KINGSBRIDGE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 26, PAGE 16 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; SAID PLAT IS AMENDED BY ORDER OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, RECORDED IN VOLUME 959, PAGE 858 O THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

Rec 93856 J.T.

2023 NOV 13 AM 11:37

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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00000009947250

3211 VILLAGE POND LN  
FRESNO, TX 77545

**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: January 02, 2024 \*

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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 July 16, 2018 and recorded in Document CLERK'S FILE NO. 2018079563 real property records of FORT BEND County, Texas, with MARCUS NOEL CORPENING AND VALERIE CORPENING, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARCUS NOEL CORPENING AND VALERIE CORPENING, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$252,821.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361



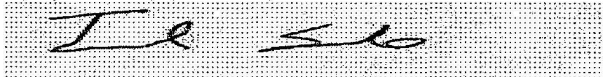
NTSS00000009947250

3211 VILLAGE POND LN  
FRESNO, TX 77545

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**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 SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR PATRICIA POSTON 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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

3211 VILLAGE POND LN  
FRESNO, TX 77545

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/

FORT BEND

**EXHIBIT "A"**

LOT 22, IN BLOCK 3, OF WINFIELD LAKES, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2477/A OF THE PLAT RECORDS OF FORT BEND  
COUNTY, TEXAS.

FILED

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*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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93856 J.T.

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5915 WILDBRIAR LANE  
RICHMOND, TX 77469

**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: January 02, 2024 ✓

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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 July 24, 2008 and recorded in Document CLERK'S FILE NO. 2008083212; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018099892 AND 2022037429 real property records of FORT BEND County, Texas, with DANA HOLLAND, 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 DANA HOLLAND, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$144,384.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077



5915 WILDBRIAR LANE  
RICHMOND, TX 77469

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**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 **ANDY DASIGENIS** as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN 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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

5915 WILDBRIAR LANE  
RICHMOND, TX 77469

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FORT BEND

**EXHIBIT "A"**

LOT FOURTEEN (14), IN BLOCK TWO (2), OF ROSE RANCH, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050010, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



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

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

**DEED OF TRUST INFORMATION:**

**Date:** 06/29/2021  
**Grantor(s):** MATTHEW SALINAS AND SAMANTHA VELASQUEZ, HUSBAND AND WIFE  
**Original Mortgage:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR THRIVE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$220,924.00  
**Recording Information:** Instrument 2021107933  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 8714 GARRETT STREET, NEEDVILLE, TX 77461-1720

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of January, 2024 ✓  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### **Certificate of Posting**

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

By: \_\_\_\_\_

#### **Exhibit "A"**

LOT THIRTEEN (13), OF NORTHGATE ESTATES, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 2426/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED

2023 NOV 13 AM 11:38

STATE OF TEXAS  
COUNTY OF FORT BEND

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*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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93856  
J.T.

NOTICE OF FORECLOSURE SALE

Second Lien Deed of Trust ("Deed of Trust")

Dated: 03/16/2006

Grantor(s): Quania W. Anderson & James Anderson

Trustee: George M. Shanks, Jr.

Lender: Decision One Mortgage Company, LLC

Recorded in: 2006031925 of the Real Property Records of Fort Bend County, Texas

Secures: Note ("Note") in the original principal amount of \$29,380.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to ARCPE 1, LLC ("Beneficiary") by an instrument dated 09/21/2021, and recorded in 2021161841 of the Real Property Records of Fort Bend County, Texas

Substitute Trustee: Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

Mortgage Servicer: Planet Home Lending LLC

Mortgage Servicer's: 321 Research Pkwy, Suite 303 Meriden, CT 06450

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Address:

Foreclosure Sale:

Date: Tuesday, January 2, 2024 ✓

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1 pm to 4 pm local time.

Place: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

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 ARCPE 1, LLC'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, ARCPE 1, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of ARCPE 1, LLC'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.

Planet Home Lending LLC is representing ARCPE 1, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of ARCPE 1, LLC and Planet Home Lending LLC are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. 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 Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

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

Pursuant to Section 51.0075 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

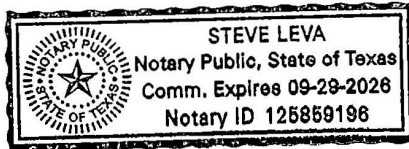
By: *Sandy Dasigenis*  
SANDY DASIGENIS Substitute Trustee

STATE OF TEXAS

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COUNTY OF FORT BEND

This instrument was acknowledged before me by SANDY DASIGENIS on  
November 13, 2023



*Steve Leva*  
 Notary Public, State of Texas  
 Commission Expires: 09-29-2026  
 Printed Name:  
STEVE LEVA

**Exhibit A: Property Description**

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**LOT 10, BLOCK 4, GROVE SECTION 12, A PARTIAL REPLAT OF SECTION 10,  
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1210/B  
AND 1211/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

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

**DEED OF TRUST INFORMATION:**

Date: August 20, 2016  
Grantor(s): Felipe Rebollar Jr. A Single Man  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for International City Mortgage, Inc DBA iCityMortgage Corp  
Original Principal: \$236,216.00  
Recording Information: 2016092241  
Property County: Fort Bend  
Property: Lot 5, Block 1, MISSION TRACE SEC 3, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat Number 20150053 of the Plat Records of Fort Bend County, Texas.  
Property Address: 9419 Barton Crossing  
Richmond, TX 77407

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Opura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec 93856 J.T.

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: ALLIED FIRST BANK, SB DBA SERVBANK  
Mortgage Servicer: Allied First Bank, SB dba Servbank  
Mortgage Servicer: 3138 E. Elwood Street  
Address: Phoenix, AZ 85034

**SALE INFORMATION:**

Date of Sale: January 2, 2024 ✓  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act  
Substitute Trustee Address: 546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com

**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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.




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Paige Jones



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**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on \_\_\_\_\_, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

\_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

Padgett Law Group  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

FILED

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE  
TRUSTEE

2023 NOV 13 AM 11:41

*Laura Richard*

**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 & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated October 07, 2003 and recorded under Clerk's File No. 2003143876, in the real property records of FORT BEND County Texas, with Major Jacquote, a married man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for RBMG, Inc., a Delaware Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Major Jacquote, a married man securing payment of the indebtedness in the original principal amount of \$171,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Major Jacquote. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

**Legal Description:**

**LOT 26, IN BLOCK 4, OF QUAIL VALLEY SUBDIVISION, GLENN LAKES SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 1023/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale:** 01/02/2024 ✓

**Earliest Time Sale Will Begin:** 1:00 PM ✓

**Location of Sale:** The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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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.

**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**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on November 9, 2023.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

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

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

C&M No. 44-23-1024

FILED

2023 NOV 13 AM 11:41

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

*Opala Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 20, 2006 and recorded under Clerk's File No. 2006161667, in the real property records of FORT BEND County Texas, with H. Averil Johnson and Mortimer Johnson, Wife and Husband as Grantor(s) and Wells Fargo Bank, N.A. as Original Mortgagee.

Deed of Trust executed by H. Averil Johnson and Mortimer Johnson, Wife and Husband securing payment of the indebtedness in the original principal amount of \$165,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by H. Averil Johnson and Mortimer Johnson. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mt. Laurel, NJ 08054.

**Legal Description:**

**LOT ELEVEN (11), IN BLOCK FOURTEEN (14), OF BRIARGATE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 6, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 01/02/2024**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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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.

**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**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 11/09/2023.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

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

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

C&M No. 44-21-0464

FILED

2023 NOV 13 PM 3:10

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

T.S. #: 2023-05896-TX

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

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

Date: 1/2/2024 ✓  
Time: The earliest time the sale will begin is 1:00 PM  
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

Lot Three (3), in Block Two (2), of GLENDALE LAKES SECTION 6, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20190081, of the Plat Records of Fort Bend County, Texas.

Commonly known as: 6915 SUNNYVALE LANE ROSHARON, TX 77583

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 6/30/2021 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 7/6/2021 under County Clerk's File No 2021111144, in Book -- and Page -- Along with Correction Instrument recorded 8/3/23 as Instrument No. 2023074211 of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	Malcolm Bryce Stephens, unmarried man
Original Trustee:	Allan B. Polunsky
Substitute Trustee:	Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

AS PER ORIGINAL

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T.S. #: 2023-05896-TX

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

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

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

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

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

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$329,555.00, executed by Malcolm Bryce Stephens, unmarried man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

**Freedom Mortgage Corporation**  
10500 Kincaid Drive  
Fishers, IN 46037  
Phone: 855-690-5900

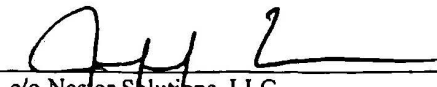
**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-05896-TX

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Dated: 11-10-23

Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston,  
Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew  
Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek,  
Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC



c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

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

AS PER ORIGINAL



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2023 NOV 16 AM 9:47

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 117765-TX

Date: November 14, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: NHAT QUANG TRAN, A SINGLE PERSON AND OANH KIM LY, A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 4/14/2005, RECORDING INFORMATION: Recorded on 4/21/2005, as Instrument No. 2005045377

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FOUR 4, IN BLOCK TWO 2, OF WOODBRIDGE OF FORT BEND COUNTY, SECTION SIX 6, AN ADDITION IN

FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2027 B,

OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2024, the foreclosure sale will be conducted in Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing  
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing  
75 Beattie Place



Matter No.: 117765-TX


Suite 300  
Greenville, SC 29601

41  
/

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 property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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.**

By:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

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

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

**DEED OF TRUST INFORMATION:**

Date: 10/03/2017  
Grantor(s): ELIXIS IMAR, A SINGLE WOMAN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$181,649.00  
Recording Information: Instrument 2017109655  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 1719 LANSING COVE DR, FRESNO, TX 77545

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Idaho Housing and Finance Association  
Mortgage Servicer: Idaho Housing and Finance Association  
Current Beneficiary: Idaho Housing and Finance Association  
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

Date of Sale: Tuesday, the 2nd day of January, 2024 ✓  
Time of Sale: 1:00PM or within three hours thereafter.  
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

By: \_\_\_\_\_

#### Exhibit "A"

LOT 99, BLOCK 5, CAMBRIDGE FALLS, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050102, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Laura Richard* 43  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**FORT BEND County**

**Deed of Trust Dated:** April 30, 2020

**Amount:** \$317,130.00

**Grantor(s):** IBIPOMI AWOSIKA and MORLEY AIHE

**Original Mortgagee:** MORTGAGE SOLUTIONS OF COLORADO, LLC

**Current Mortgagee:** MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL

**Mortgagee Servicer and Address:** c/o ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK, 3201 ORCHARD ROAD, OSWEGO, IL 60543

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

**Recording Information:** Document No. 2020049450

**Legal Description:** LOT NINE (9), IN BLOCK TWO (2), OF LAKEMONT WEST RIDGE, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120101 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** January 2, 2024 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the FORT BEND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-001292



Printed Name: SANDY DASIGENIS

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

FILED

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2023 NOV 16 AM 9:49

**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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 2nd day of January, 2024  
**Time:** 1pm or not later than three hours after that time  
**Place:** AT The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 in Fort Bend County, Texas, or at the area most recently designated by the Fort Bend County Commissioners.

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** October 4, 2017  
**Grantor(s):** Fatal Akinlabi, a single man  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Texans Credit Union, its successors and assigns  
**Original Principal:** \$188,000.00  
**Recording Information:** Deed Inst.# 2017111366  
**Current Mortgagee/Beneficiary:** CU Members Mortgage, a division of Colonial Savings, F.A.  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$188,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

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

**PROPERTY TO BE SOLD:**

**Property County:** Fort Bend  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 17722 Strolling Stream Lane, Richmond, TX 77407  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Colonial Savings, F.A.  
**Mortgage Servicer Address:** 2626A West Freeway Fort Worth, TX 76102

**SUBSTITUTE TRUSTEE(S):** Coury Jacocks, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston

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**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

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

**Certificate of Posting**

I am \_\_\_\_\_ whose address is \_\_\_\_\_ I declare

under penalty perjury that \_\_\_\_\_ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Fort Bend

County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners.

**Return to:** McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

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Lot Three (3), in Block Two (2), of MISSION SIERRA, SECTION FOUR (4), an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in/under Plat No. 20060265 of the Plat Records of Fort Bend County, Texas.



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

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<b>Deed of Trust Date:</b> 11/21/2014	<b>Grantor(s)/Mortgagor(s):</b> STEPHEN MICHAEL JUNE AND SPOUSE, NATALIA BETTINA JIMENEZ
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS.	<b>Current Beneficiary/Mortgagee:</b> Select Portfolio Servicing, Inc.
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2014130630	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
<b>Date of Sale:</b> 1/2/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 4, IN BLOCK 2, OF LAKEMONT SHORES, SEC. 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT PLAT NO. 20110018 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, 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 their 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: 11/14/2023

Dated: 11/16/23



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Select Portfolio Servicing, Inc.

SANDY DASIGENIS

Printed Name:



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

**MH File Number:** TX-22-80951-POS  
**Loan Type:** Conventional Residential

**FILED**  
95218 Pkt  
2023 NOV 16 AM 9:49  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

FILED

95218 PM

2023 NOV 16 AM 9:50

23-157743

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> December 2, 2019	<b>Original Mortgagor/Grantor:</b> KOURI L. GWYN AND DEMETRICE I. GWYN
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTCTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> UNITED WHOLESALE MORTGAGE, LLC.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2019138417	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a/ Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$398,385.00, executed by DEMETRICE I. GWYN and KOURI L. GWYN and payable to the order of Lender.

**Property Address/Mailing Address:** 4806 LEGEND CREEK DR, FULSHEAR, TX 77441

**Legal Description of Property to be Sold:** LOT 33, IN BLOCK 1, OF FULBROOK ON FULSHEAR CREEK SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER PLAT NO. 20140164, OF THE FLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> January 02, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *UNITED WHOLESALE MORTGAGE, LLC.*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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**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 *UNITED WHOLESALE MORTGAGE, LLC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC, 13010 Morris Rd., Suite 450, Alpharetta, GA  
30004; PH: (470)321-7112

FILED

2023 NOV 21 AM 9:48

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## NOTICE OF FORECLOSURE SALE

*James Richard*

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: LOT FORTY (40), BLOCK SEVEN (7), OF THE REPLAT OF RIDGEGATE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 4 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/13/2012 and recorded in Document 2012106307 real property records of Fort Bend 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: 01:00 PM

Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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 RODNEY BULLOCK, provides that it secures the payment of the indebtedness in the original principal amount of \$108,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** Mortgage Assets Management, LLC obtained a Order from the 400th District Court of Fort Bend County on 10/09/2023 under Cause No. 23-DCV-307099. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

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## 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: LOT 16, BLOCK 1, OF RIVERS MIST SECTION TWO, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. 20150013, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/26/2016 and recorded in Document 2016055404 real property records of Fort Bend 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: 01:00 PM

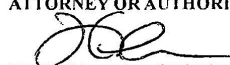
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 PATRICK SIMON, provides that it secures the payment of the indebtedness in the original principal amount of \$339,836.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and deed of trust and PENNYMAC LOAN SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PENNYMAC LOAN SERVICES, LLC c/o PENNYMAC LOAN SERVICES, LLC, 6101 Condor Drive, Moorpark, CA 93021 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](http://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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED

2023 NOV 21 AM 9:48

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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## 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: LOT THIRTY-NINE (39), IN BLOCK FOUR (4), OF TEAL RUN, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S), 1139/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/21/2004 and recorded in Document 2004009651 real property records of Fort Bend 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: 01:00 PM

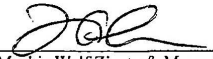
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 LENORA A. LOUIS, provides that it secures the payment of the indebtedness in the original principal amount of \$134,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REGIONS BANK DBA REGIONS MORTGAGE is the current mortgagee of the note and deed of trust and REGIONS MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is REGIONS BANK DBA REGIONS MORTGAGE c/o REGIONS MORTGAGE, 6200 Poplar Avenue, Memphis, TN 38119 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](http://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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED

2023 NOV 21 AM 9:48

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*K. 11/21/23*

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## 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: LOT 28, IN BLOCK 3, OF CREEK FALLS AT CROSS CREEK RANCH, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150175, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/12/2022 and recorded in Document 2022055099 real property records of Fort Bend 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: 01:00 PM


Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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 KAREN OLUMA, provides that it secures the payment of the indebtedness in the original principal amount of \$403,935.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CrossCountry Mortgage, LLC is the current mortgagee of the note and deed of trust and CROSSCOUNTRY MORTGAGE, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is CrossCountry Mortgage, LLC c/o CROSSCOUNTRY MORTGAGE, LLC, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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](http://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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED

2023 NOV 21 AM 9:48

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS



51

## 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:** 01/02/2024

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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:** 50 SCHUBACH DR, SUGAR LAND, TX 77479

**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 11/10/2006 and recorded 12/04/2006 in Document 2006151322, real property records of Fort Bend County, Texas, with **KENDYL JACOX AND ALYSSA JACOX, HIS WIFE** grantor(s) and **ARGENT MORTGAGE COMPANY, LLC** as Lender, **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC2** 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 **KENDYL JACOX AND ALYSSA JACOX, HIS WIFE**, securing the payment of the indebtedness in the original principal amount of **\$497,250.00**, 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 TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC2** is the current mortgagee of the note and deed of trust or contract lien.

AS PER ORIGINAL

FILED

2023 NOV 21 AM 9:49

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*R 06444*



51

### 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:

**LOT FORTY-FOUR (44), IN BLOCK ONE (1), OF NEW TERRITORY PARCEL SF-13, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 1518/A AND 1518/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**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 33416-4605  
Phone: 877-744-2506**

AS PER ORIGINAL

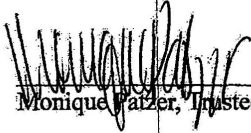
51

### 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.

**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.**

**Date:** November 15, 2023



Monique Patzer, Trustee Sale Assistant

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

**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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

AS PER ORIGINAL

Notice of [Substitute] Trustee Sale

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**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:** 01/02/2024

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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:** 1922 TOWER BELL LANE, MISSOURI CITY, TX 77489

**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 03/30/2006 and recorded 04/06/2006 in Document 2006039263, Re-filed 04/10/2006 in Document 2006041193, real property records of Fort Bend County, Texas, with **EVELYN M NEWMAN, AN UNMARRIED WOMAN** grantor(s) and **DHI MORTGAGE COMPANY LTD** 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 **EVELYN M NEWMAN, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$113,840.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, N.A.**, as Trustee on behalf of **ACE Securities Corp. Home Equity Loan Trust** and for the registered holders of **ACE Securities Corp. Home Equity Loan Trust, Series 2006-ASAP3, Asset Backed Pass-Through Certificates**, is the current mortgagee of the note and deed of trust or contract lien.

FILED

2023 NOV 21 AM 9:49

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

296444

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### 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:

**LOT 4, BLOCK 2, FINAL PLAT OF BRADFORD VILLAGE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NUMBER 2528/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS**

**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 33416-4605  
Phone: 877-744-2506**

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**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.

**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.**

**Date: November 14, 2023**

  
Monique Patzer, Trustee Sale Assistant

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

**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.**

I am \_\_\_\_\_, Certificate of Posting  
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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED

2023 NOV 21 AM 9:45

3247 Chimney Swift Ln, Richmond, TX 77469

23-014107

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

*Lauren*

53

**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: 01/02/2024

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Fort Bend County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/02/2020 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2020137667, with Diane Josephine Burns (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Diane Josephine Burns, securing the payment of the indebtedness in the original amount of \$198,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** Lot 11, in Block 1 of DEL WEBB-RICHMOND SECTION ELEVEN, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20160157 of the Plat Records of Fort Bend County, Texas.

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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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.  
3476 Stateview Blvd.  
Fort Mill, SC 29715



**SUBSTITUTE TRUSTEE**

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, John Burger, Martin Beltran OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 11/06/2020  
**Grantor(s):** ASHLEY NICOLE LOCKLIN, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$143,200.00  
**Recording Information:** Instrument 2020165334  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 5031 ARBURY HILL LN, ROSENBERG, TX 77469

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 2800 Tamarack Rd, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of January, 2024 ✓  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

2023 NOV 21 AM 9:46

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

R 96444



4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property. 64

**Substitute Trustee(s):** Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

By: \_\_\_\_\_

**Exhibit "A"**

LOT EIGHTEEN (18), IN BLOCK ONE (1), OF THE TRAILS AT SEABOURNE PARKE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20050152, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED

55 2023 NOV 21 AM 9:46

23TX373-0100

3230 COLONEL COURT DRIVE, RICHMOND, TX 77406

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated August 15, 2017 and recorded on August 23, 2017 as Instrument Number 2017094635 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

January 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, 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 KIMBERLEE A LADO secures the repayment of a Note dated August 15, 2017 in the amount of \$202,268.00. 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.

*R. G. W. W.*

55

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, 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.**



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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



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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, 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 FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

**TRACTS I:**

Lot Eight (8), Block Eight (8), of THE GROVE, SECTION EIGHT (8), an Addition in Fort Bend County, Texas, according to the Map or Plat recorded in Slide No. 832/A and 832/B, of the Plat Records of Fort Bend County, Texas.

**TRACT II:**

A tract of land containing 828.60 square feet, more or less, out of the Unrestricted Reserve "B", 57,495 square feet (1.3199 acres +/-), according to the map recorded in Volume 859, Page 430, D.R.F.B.C.T., situated in the William Morton League, Abstract No. 62, and being out of those lands conveyed by Deed of Trust from Pecan Grove Associates to J.D. Meadow, Trustee, dated June 26, 1973, and recorded in Fort Bend County Clerk's File No. 227893 and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found on the easterly line of Colonel Court Drive (60' R.O.W.), said point being the northwest corner of Lot 8 and the southwest corner of Lot 9, in said Block 8, of Pecan Grove, Section 8;

THENCE South 85°16'28" East, along the northerly line of said Lot 8, a distance of 109.95 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE continue South 85°16'28" East, a distance of 13.55 feet to a ½ inch iron rod set marking the northeast corner of the herein described tract;

THENCE South 01°08'42" West, a distance of 67.61 feet to a ½ inch iron rod set marking the southeast corner of the herein described tract;

THENCE South 88°50'43" West, a distance of 10.77 feet to a ½ inch iron rod set marking the southwest corner of the herein described tract, same being the southeast corner of said Lot 8;

THENCE North 01°09'17" East, along the East line of said Lot 8, a distance of 68.95 feet to the POINT OF BEGINNING and containing 828.60 square feet 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 legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

FILED

2023 NOV 21 AM 9:46

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> December 28, 2006	<b>Original Mortgagor/Grantor:</b> VARUGHESE OOMMEN AND SUJA GEORGE
<b>Original Beneficiary / Mortgagee:</b> INTERNATIONAL BANK OF COMMERCE DBA FIRST EQUITY., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-JR2 TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2007005951	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Select Portfolio Servicing (O)	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119- 3284

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$54,679.00, executed by VARUGHESE OOMMEN; SUJA GEORGE and payable to the order of Lender.

**Property Address/Mailing Address:** 2310 TRINITY MANOR LANE, RICHMOND, TX 77469

**Legal Description of Property to be Sold:** LOT THIRTY (30), IN BLOCK ONE (1), OF RIVERPARK WEST, SECTION EIGHT (8), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050127 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> January 02, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-JR2 TRUST*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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**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 *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-JR2 TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore  
William Attmore  
Attorney for Select Portfolio Servicing (O)  
State Bar No.:24064844  
wattmore@rascrane.com  
Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC / Attorney for Mortgagee  
5601 Executive Dr, Suite 400  
Irving, TX 75038  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

23-136114

FILED

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## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

*Jana Richard*  
 FORT BEND COUNTY, TEXAS  
 196444

<b>Deed of Trust Date:</b> May 23, 2017	<b>Original Mortgagor/Grantor:</b> DARRYL AUSTIN AND SATAVIA AUSTIN
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR OAKTREE FUNDING CORP., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LEGACY MORTGAGE ASSET TRUST 2021-GS3
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2017057070	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> SELECT PORTFOLIO SERVICING, INC	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr., Salt Lake City, UT 84119

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$935,000.00, executed by SATAVIA AUSTIN; DARRYL AUSTIN and payable to the order of Lender.

**Property Address/Mailing Address:** 4 CANAVERAL CREEK LANE, SUGAR LAND, TX 77479

**Legal Description of Property to be Sold:** LOT 24, IN BLOCK 1, OF HARTFORD LANDING AT RIVERSTONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED AND RECORDED UNDER PLAT NO. 20070188 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

A.P.N.: 3799-00-001-0240-907

<b>Date of Sale:</b> January 02, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LEGACY MORTGAGE ASSET TRUST 2021-GS3, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The



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Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *LEGACY MORTGAGE ASSET TRUST 2021-GS3* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore  
William Attmore  
Attorney for Select Portfolio Servicing, Inc.  
State Bar No.:24064844  
wattmore@rascrane.com  
Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC / Attorney for Mortgagee  
5601 Executive Dr, Suite 400  
Irving, TX 75038  
Telephone: 817-873-3080  
Facsimile: (817)796-6079



23-156057

FILED

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## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> December 17, 2007	<b>Original Mortgagor/Grantor:</b> WILMA C. ARBIS
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2008000398	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Selene Finance LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$305,599.00, executed by WILMA ARBIS and payable to the order of Lender.

**Property Address/Mailing Address:** 2203 ALASSIO ISLE CT, MISSOURI CITY, TX 77459

**Legal Description of Property to be Sold:** LOT FORTY (40), IN BLOCK TWO (2), OF LAKE SHORE HARBOUR, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060040 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> January 02, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST*,



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*NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston,  
Trustee  
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

FILED

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## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> December 29, 2020	<b>Original Mortgagor/Grantor:</b> GIOVANNI GUERRERO AND MONICA MATA
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR KBHS HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2020188328	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> LOANCARE, LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$205,806.00, executed by GIOVANNI GUERRERO; MONICA MATA and payable to the order of Lender.

**Property Address/Mailing Address:** 2515 LITTLE BLUESTEM LN, ROSENBERG, TX 77469

**Legal Description of Property to be Sold:** LOT 24, BLOCK 5, BRYAN CROSSING SECTION ONE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20190119 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> January 02, 2024 ✓	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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**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 *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 7/11/2014	<b>Grantor(s)/Mortgagor(s):</b> MERCY GRANT, A SINGLE WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR STEARNS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2014074681	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 1/2/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT THIRTY-FOUR (34), IN BLOCK ONE (1), OF ALIANA, SECTION TWO (2) REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20080198 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, 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(1): 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: 11/20/2023



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: November 29, 2023

SANDY DASIGENIS

Printed Name:



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

2023 NOV 29 AM 8:02  
FILED  
Rmk  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**MH File Number:** TX-19-71409-POS  
**Loan Type:** Conventional Residential

rec- 98452  
FILED

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2011 MEADOW LANE  
RICHMOND, TX 77469

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*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY  
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: January 02, 2024 ✓

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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 16, 2018 and recorded in Document CLERK'S FILE NO. 2018128578 real property records of FORT BEND County, Texas, with TINA BAILEY SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TINA BAILEY SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$100,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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



2011 MEADOW LANE  
RICHMOND, TX 77469

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**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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN 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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

2011 MEADOW LANE  
RICHMOND, TX 77469

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FORT BEND

**EXHIBIT "A"**

LOT 6, BLOCK 5, COUNTRY CLUB ESTATES, SECTION 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN  
VOLUME 8, PAGE 12, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.



FILED

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2023 NOV 30 AM 8:33

1111 GRAND PARK DR  
MISSOURI CITY, TX 77489

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000009957135

**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: January 02, 2024 /

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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 April 18, 2017 and recorded in Document INSTRUMENT NO. 2017043242 real property records of FORT BEND County, Texas, with SAMUEL L. ESTELL AND JEANETTE E. ESTELL, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SAMUEL L. ESTELL AND JEANETTE E. ESTELL, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$89,415.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



1111 GRAND PARK DR  
MISSOURI CITY, TX 77489

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00000009957135

**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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN 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.

*Is Sa*

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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

1111 GRAND PARK DR  
MISSOURI CITY, TX 77489

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FORT BEND

**EXHIBIT "A"**

LAND SITUATED IN THE COUNTY OF FORT BEND IN THE STATE OF TX

LOT TWENTY-FOUR (24), IN BLOCK EIGHT (8) OF HUNTER'S GLEN, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

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2023 NOV 30 AM 8:33

Rec. 98452

610 DOUBLE RIDGE CROSSING  
MISSOURI CITY, TX 77459

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000009974775

**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: January 02, 2024 /

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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 February 10, 2020 and recorded in Document CLERK'S FILE NO. 2020016221 real property records of FORT BEND County, Texas, with ADRIAN LATUSE VICK, SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ADRIAN LATUSE VICK, SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$403,652.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



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610 DOUBLE RIDGE CROSSING  
MISSOURI CITY, TX 77459

00000009974775

**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 JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA 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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

610 DOUBLE RIDGE CROSSING  
MISSOURI CITY, TX 77459

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FORT BEND

**EXHIBIT "A"**

LOT TWELVE (12), IN BLOCK ONE (1), OF SIENNA POINT, SECTION NO. 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 1795/B, 1796/A, 1796/B, 1797/A, 1797/B & 1798/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

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23-147534

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: September 23, 2016	Original Mortgagor/Grantor: CHRISTOPHER TAYLOR
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, FOR NATIONS RELIABLE LENDING, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2016106871	Property County: FORT BEND
Mortgage Servicer: PLANET HOME LENDING, LLC	Mortgage Servicer's Address: 321 Research Parkway, Suite 303 Meriden, Connecticut 06450-8301

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$190,231.00, executed by CHRISTOPHER TAYLOR and payable to the order of Lender.

**Property Address/Mailing Address:** 4714 BRAZOS POINT LN, FRESNO, TX 77545

**Legal Description of Property to be Sold:** LOT FIVE (5), IN BLOCK ONE (1), OF ANDOVER FARMS, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2519/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: January 02, 2024 ✓	Earliest time Sale will begin: 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The



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Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *PLANET HOME LENDING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston,  
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112



FILED

Rec-98452

2023 NOV 30 AM 8:34

23-159288

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> December 16, 2019	<b>Original Mortgagor/Grantor:</b> ALAN SMITH
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR KBHS HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2019144664	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$270,091.00, executed by ALAN SMITH and payable to the order of Lender.

**Property Address/Mailing Address:** 3207 ANDERWOOD ARBOR LN, PEARLAND, TX 77584

**Legal Description of Property to be Sold:** LOT 36, BLOCK 2, SHADOW GROVE SECTION 7, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20170126 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> January 02, 2024 ✓	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The



Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust. 65

**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 *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , 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 Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

  
SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

rec. 98452

FILED

2023 NOV 30 AM 8:35

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23-163290

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> October 6, 2021	<b>Original Mortgagor/Grantor:</b> HALIMA WURAOLA SALAMI AND TITILAYO ADUKE SALAMI
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> UNITED WHOLESALE MORTGAGE, LLC UNLESS IN NH, RI, ME OR ORLEANS PARISH, LA, THEN USE FEDERAL NATIONAL MORTGAGE ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> RP -2021-582355	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> CENLAR FEDERAL SAVINGS BANK	<b>Mortgage Servicer's Address:</b> 425 PHILLIPS BLVD. EWING, NEW JERSEY 08618-1430

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$305,900.00, executed by HALIMA WURAOLA SALAMI, ; TITILAYO ADUKE SALAMI and payable to the order of Lender.

**Property Address/Mailing Address:** 410 STREAM MILL LN, KATY, TX 77494

**Legal Description of Property to be Sold:** LOT FORTY-NINE (49), IN BLOCK FOUR (4), OF LAKES AT GRAND HARBOR, SECTION TWO (2), A SUBDIVISION OF 32.139 ACRES OF LAND LOCATED OUT OF THE J.P. WILSON SURVEY, ABSTRACT NO. 1520 AND THE C.P. COLLIS SURVEY, ABSTRACT NO. 1331, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 596251, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS..

<b>Date of Sale:</b> January 2, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Bayou City Event Center 9401 Knight Road, Houston TX 77045

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *UNITED WHOLESALE MORTGAGE, LLC UNLESS IN NH, RI, ME OR ORLEANS PARISH, LA, THEN USE FEDERAL NATIONAL MORTGAGE ASSOCIATION*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com,



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Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *UNITED WHOLESALE MORTGAGE, LLC UNLESS IN NH, RI, ME OR ORLEANS PARISH, LA, THEN USE FEDERAL NATIONAL MORTGAGE ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore  
William Attmore  
Attorney for Cenlar Federal Savings Bank  
State Bar No.:24064844  
wattmore@rascrane.com  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC /  
Attorney for Mortgagee  
5601 Executive Dr, Suite 400  
Irving, TX 75038  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

FILED

C&M No. 44-23-3038/ FILE NOS

2023 NOV 30 AM 8:27 rec: 98452

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

*Jana Richard*  
COUNTY CLERK

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**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 & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated November 22, 2005 and recorded under Clerk's File No. 2005146064, in the real property records of FORT BEND County Texas, with Betty N. Steward, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Aegis Wholesale Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Betty N. Steward, a single woman securing payment of the indebtedness in the original principal amount of \$156,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Betty N. Steward. U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

**Legal Description:**

**LOT SEVENTEEN (17), IN BLOCK TWO (2) OF RIVERPARK, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED UNDER SLIDE 1638/B AND 1639/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 01/02/2024**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

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. 67

**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**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on November 22, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

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

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

C&M No. 44-23-3038

rec: 98452 FILED

2023 NOV 30 AM 8:27

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**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.**

Matter No.: 088646-TX

Date: November 21, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: GAIL M GILLESPIE, AUDREY F GILLESPIE AND DELORES FOSTER

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR MOUNTAIN STATES MORTGAGE  
CENTERS INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF  
STANWICH MORTGAGE LOAN TRUST J

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 7/27/2009, RECORDING INFORMATION: Recorded on 8/25/2009, as Instrument No.  
2009089914

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 23, BLOCK 4, OF CREEKMONT SEC. 2, AN  
ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,  
RECORDED IN SLIDE NO. 20060069 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2024, the foreclosure sale will be conducted in  
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND  
SOCIETY, FSB AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J who is the Mortgagee of the Note  
and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage  
Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST  
J  
c/o Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806

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

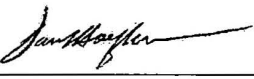


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authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

**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.**

By:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036



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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

**Fort Bend County Texas Home Equity Security Instrument**

Date of Security Instrument:	July 6, 2017
Amount:	\$252,000.00
Grantor(s):	RANI JOSEPH AND NOBY K UTHUPPAN, WIFE AND HUSBAND
Original Mortgagee:	JPMORGAN CHASE BANK, N.A.
Current Mortgagee:	MCLP ASSET COMPANY, INC.
Original Trustee:	ALLAN B. POLUNSKY
Mortgage Servicer and Address:	Selene Finance Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, Texas 75019
Recording Information:	Recorded on 7/12/2017, as Instrument No. 2017077308 Fort Bend County, Texas
Legal Description:	LOT TWO (2), IN BLOCK THREE (3), OF FINAL REPLAT AND EXTENSION OF VILLA DEL LAGO AT LAKE OLYMPIA, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO (S). 1916/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
Date of Sale:	1/2/2024 ✓
Earliest Time Sale Will Begin:	1:00 PM

2023 NOV 30 AM 8:28  
**FILED**  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
Rec: 98452

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Fort Bend County Commissioners Court** pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Default Order was entered on 10/3/2023, under Cause No. 23-DCV-305238, in the 268th Judicial District Judicial District Court of Fort Bend County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE

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**MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092. (713) 293-3618.

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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 the notice immediately.**

EXECUTED in multiple originals on 11/27/2023.

By:   
\_\_\_\_\_  
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

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## 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:** 01/02/2024 ✓

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) 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:** 17735 BARTON POINT LN, RICHMOND, TX 77469

**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 01/31/2005 and recorded 02/15/2005 in Document 2005018105, real property records of Fort Bend County, Texas, with **Leighton Allen a/k/a Leighton E. Allen, an unmarried man** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR ARGENT MORTGAGE LOAN TRUST 2005-W1, ASSET-BACKED NOTES SERIES 2005-W1 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 **Leighton Allen a/k/a Leighton E. Allen, an unmarried man**, securing the payment of the indebtedness in the original principal amount of **\$127,955.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR ARGENT MORTGAGE LOAN TRUST 2005-W1, ASSET-BACKED NOTES SERIES 2005-W1** is the current mortgagee of the note and deed of trust or contract lien.

SEAL  
FORT BEND COUNTY, TEXAS  
COUNTY CLERK

*Leighton Allen*

2023 NOV 30 AM 8:29

FILED

FILED

2023 NOV 30 AM 8:30

*Leighton Allen*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

rec: 98452

**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:

**Lot 27, Block 1, MISSION OAKS SECTION ONE, according to the map or plat thereof recorded as Plat File No.20040021, Official Records of Fort Bend County, Texas.**

**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 33416-4605  
Phone: 877-744-2506**

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**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.

**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.**

**Date: November 20, 2023**



Monique Patzer, Trustee Sale Assistant

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

**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 Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

Our Case No. 23-00779-FC-4

FILED 71

2023 NOV 30 AM 9:34

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

*Spura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
August 24, 2018

**Property address:**  
8402 VICTORIA SPRINGS DRIVE  
RICHMOND, TX 77407

**Grantor(s)/Mortgagor(s):**  
TITUS D. PUEBLA AND ZULEMA Y. MARTINEZ,  
HUSBAND AND WIFE

**LEGAL DESCRIPTION:** LOT SIX (6), IN BLOCK THREE (3), OF GRAND MISSION ESTATES, SECTION 7, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20170084 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
FC LENDING, LTD. ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

**Current Mortgagee:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** JANUARY 2, 2024

**Property County:** FORT BEND

**Original Trustee:** CLIFTON A. CRABTREE

**Recorded on:** August 27, 2018  
**As Clerk's File No.:** 2018096806  
**Mortgage Servicer:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:**  
Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan Randle-Bender, Debby Jurasek, Sabrina Palmer, Marinosci Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan Randle-Bender, Debby Jurasek, Sabrina Palmer, Marinosci Law Group PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND, 11/28/23

MARINOSCI LAW GROUP, PC

By: 

SAMMY HOODA

MANAGING ATTORNEY

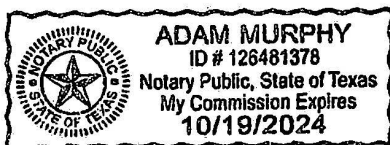
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 28 day of Nov 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



  
Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

ADAM MURPHY  
Printed Name and Notary Public

Grantor:	AMERIHOM MORTGAGE COMPANY, LLC	Return to:	MARINOSCI LAW GROUP, P.C.
	425 PHILLIPS BOULEVARD		MARINOSCI & BAXTER
	EWING, NJ 08618		16415 Addison Road, Suite 725
	Our File No. 23-00779		Addison, TX 75001

FILED

2023 NOV 30 AM 9:34

72

### Notice of Substitute Trustee Sale

T.S. #: 23-9611

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*P. 10/24/23*

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

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

Date: 1/2/2024  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM  
Place: Fort Bend County Courthouse in Richmond, Texas, at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

UNIT 4, IN BUILDING 12, OF REPLAT OF 5,9537 ACRE TRACT OUT OF THE PARK LAKE CONDOMINIUM FOURPLEX, A TOWNHOME PROJECT IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE(S) 1815/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THERETO AND ALL EASEMENTS AND APPURTENANCES THERETO AND TOGETHER WITH THE BENEFICIAL INTEREST OF USE AND ENJOYMENT IN AND TO THE COMMON AREA APPURTENANCE THEREOF, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH IN INSTRUMENT(S) FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 9743919

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 4/25/2003 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2003058183, recorded on 5/2/2003, of the Real Property Records of Fort Bend County, Texas.  
Property Address: 3801 DOCKVIEW LANE MISSOURI CITY Texas 77459

Trustor(s):	MARVA MCNEIL	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust	Loan Servicer:	Nationstar Mortgage, LLC
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Current Substituted	Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Prestige Default
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T.S. #: 23-9611

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Trustees: **Services, LLC**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MARVA MCNEIL AN UNMARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$74,000.00, executed by MARVA MCNEIL AN UNMARRIED WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MARVA MCNEIL AN UNMARRIED WOMAN to MARVA MCNEIL. U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust**  
**c/o Nationstar Mortgage, LLC**  
**8950 Cypress Waters Blvd.**  
**Coppell, TX 75019**  
**(888) 480-2432**

Dated: 11-30-23 Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer,  
Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey,  
Prestige Default Services, LLC ,



T.S. #: 23-9611

A handwritten signature in black ink, appearing to be 'J. L.', is written over a horizontal line.

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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

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

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

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

**DEED OF TRUST INFORMATION:**

Date: July 10, 2012

Grantor(s): Evbusogie Ebolo, married woman joined herein pro-forma by Godwin Ebolo, her spouse

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Gold Star Mortgage Financial Group

Original Principal: \$323,136.00

Recording Information: 2012082016

Property County: Fort Bend

Property: LOT FOURTEEN (14), IN BLOCK SIX (6), OF CANYON LAKES AT CARDIFF RANCH SEC. 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20090083 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 3718 Cardiff Mist Drive  
Katy, TX 77494

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: MCLP Asset Company, Inc.  
Mortgage Servicer: Selene Finance LP  
Mortgage Servicer Address: 3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019

FORT BEND COUNTY CLERK  
Jana Richard  
FORT BEND COUNTY, TEXAS

2023 DEC -7 AM 8:13

FILED

P# 100440

**SALE INFORMATION:**

Date of Sale: January 2, 2024

Time of Sale: 1:00 PM or within three hours thereafter.

Place of Sale: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act

Substitute        **546 Silicon Dr., Suite 103**  
Trustee Address: **Southlake, TX 76092**  
                     **TXAttorney@PadgettLawGroup.com**

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**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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

*Pjones*

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Paige Jones

**CERTIFICATE OF POSTING**

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 12-7-23, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

*Jeff Leva*

Declarant's Name: Jeff Leva

Date: 12-7-23

Padgett Law Group  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

WITNESS MY HAND this 7<sup>th</sup> day of December, 2023.

*Jeff Leva*

74  
FILED

100439 PH

2023 DEC -7 AM 9:19

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND**  
**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**APPOINTMENT OF**

**SUBSTITUTE  
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE**

**TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF**

**SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on January 02, 2024 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF  
SALE:**

The place of the sale shall be: At the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in FORT BEND County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO  
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 02/09/2018 and recorded under Volume, Page or Clerk's File No. DOC# 2018014564 in the real property records of Fort Bend County Texas, with JAGDEV SINGH AND BEANT K SINGH, HUSBAND AND WIFE IN A COMMUNITY PROPERTY STATE as Grantor(s) and ROYAL PACIFIC FUNDING CORPORATION as Original Mortgagee.



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**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by JAGDEV SINGH AND BEANT K SINGH, HUSBAND AND WIFE IN A COMMUNITY PROPERTY STATE securing the payment of the indebtedness in the original principal amount of \$150,228.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by JAGDEV SINGH. ROYAL PACIFIC FUNDING CORPORATION is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING 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 property securing the above referenced loan. ROYAL PACIFIC FUNDING CORPORATION is acting as the Mortgage Servicer for ROYAL PACIFIC FUNDING CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROYAL PACIFIC FUNDING CORPORATION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROYAL PACIFIC FUNDING CORPORATION  
c/o ROYAL PACIFIC FUNDING CORPORATION  
1 CORPORATE DRIVE, SUITE 360  
LAKE ZURICH, IL 60047

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT TWENTY-FIVE (25), IN BLOCK TWO (2), OF REPLAT OF A REPLAT OF TARA, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 1227/B AND 1228/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY ADDRESS:** 7214 BUCHANAN DRIVE, RICHMOND, TX 77469  
**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer 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



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their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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 refiling may be after the date originally scheduled for this 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.**

DT: zNOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE





Signed on the 6 day of December, 2023

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Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
Jack O'Boyle | SBN: 15165300  
[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

X Travis H. Gray | SBN: 24044965  
[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris Ferguson | SBN: 24069714  
[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



**CERTIFICATE OF POSTING**

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My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234.

I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_



16414 SPLIT WILLOW DR  
HOUSTON, TX 77083

FILED  
100439 PM  
2023 DEC -7 AM 9:20

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00000009950668

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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: January 02, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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 August 09, 2002 and recorded in Document INSTRUMENT NO. 2002088641 real property records of FORT BEND County, Texas, with UKAMAKA O UZUEGBUNAM, AN UNMARRIED WOMAN, grantor(s) and WORLD SAVINGS BANK, FSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by UKAMAKA O UZUEGBUNAM, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$126,000.00, 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 TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW-BKPL SERIES I TRUST 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



16414 SPLIT WILLOW DR  
HOUSTON, TX 77083

15 00000009950668

**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 SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR PATRICIA POSTON 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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

16414 SPLIT WILLOW DR  
HOUSTON, TX 77083

00000009950668

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00000009950668

FORT BEND

**EXHIBIT "A"**

LOT FOURTEEN (14), IN BLOCK TWO (2), OF EAGLEWOOD, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 1913/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED  
100439 Rt  
2023 DEC -7 AM 9:21

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

76

3303 REGAL PARK LN  
PEARLAND, TX 77584

00000009963687

### 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: January 02, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, 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 23, 2017 and recorded in Document CLERK'S FILE NO. 2017070258; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018084868 real property records of FORT BEND County, Texas, with RAY W WHITMER, A MARRIED MAN AND BATEL VAKNIN, HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RAY W WHITMER, A MARRIED MAN AND BATEL VAKNIN, HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$235,738.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



3303 REGAL PARK LN  
PEARLAND, TX 77584

76 00000009963687

**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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN 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 FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

3303 REGAL PARK LN  
PEARLAND, TX 77584

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FORT BEND

EXHIBIT "A"

76

LOT 6, BLOCK 1, SHADOW GROVE SECTION 3, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20150281 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Dezra D. Coffman	Deed of Trust Date	July 5, 2014
Original Mortgagee	First Community Bank, N.A.	Original Principal	\$55,000.00
Recording Information	Instrument #: 2014078938 in Fort Bend County, Texas	Original Trustee	Douglas J. Harker
Property Address	8803 Elim Ct., Richmond, TX 77469	Property County	Fort Bend

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Guardian Mortgage, a division of Sunflower Bank, N.A., as successor by merger with Pioneer Bank, SSB, as successor by merger with First Community Bank, N.A.	Mortgage Servicer	Guardian Mortgage, a division of Sunflower Bank, N.A.
Current Beneficiary	Guardian Mortgage, a division of Sunflower Bank, N.A., as successor by merger with Pioneer Bank, SSB, as successor by merger with First Community Bank, N.A.	Mortgage Servicer Address	2701 N. Dallas Parkway, Suite 180, Plano, TX 75093

## SALE INFORMATION:

Date of Sale	01/02/2024
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471. in Fort Bend County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Mo Taherzadeh, 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:

LOT FIVE (5), BLOCK NINE (9) OF ROYAL LAKES ESTATES SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. (2) 2020/B and 2021/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 110-00223

PAGE 1

11

FILED  
2023 DEC -7 AM 9:22  
100439 Pkt  
COUNTY CLERK  
FORT BEND COUNTY, TX

## NOTICE OF TRUSTEE'S SALE

71

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 December 1, 2023.

/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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****FILED**

2023 DEC -8 AM 10:08

STATE OF TEXAS

§  
§  
§

COUNTY OF FORT BEND

*Laura Richard*  
 COUNTY CLERK  
 FORT BEND COUNTY, TEXAS  
 REC: 100801 AM

**DEED OF TRUST:**

Date: June 5, 2020  
 Grantor: Benin Nzemboli Mbosey and Micheline Ginona Mbosey  
 Original Beneficiary: Cadence Bank, N.A.  
 Trustee: Sharon Geib  
 Recording Info: Clerk's File No. 2020066147 of the Real Property Records of Fort Bend County, Texas

**CURRENT BENEFICIARY:** Cadence Bank f/k/a BancorpSouth Bank, successor-by-merger to Cadence Bank, N.A.

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

**PROPERTY DESCRIPTION:** Lot 25, in Block 4, of Summer Lakes Section Twelve, a subdivision of Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20180263 of the Plat Records of Fort Bend County, Texas.

**DATE OF SALE:** Tuesday, January 2, 2024 ✓  
**TIME OF SALE:** No earlier than 1:00 PM and to be concluded within three hours of such time.  
**PLACE OF SALE:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissions Court.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**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.**

DATED: December 8, 2023



Bruce M. Badger and/or Travis C. Badger  
 Substitute Trustee

**PREPARED BY:**  
**BADGER LAW PLLC**  
 3400 Ave. H, Second Floor  
 Rosenberg, TX 77471

**Notice of Foreclosure Sale**

December 8, 2023

79  
**FILED**

2023 DEC -8 AM 10: 27

*Spina Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec: 100813 AM

Deed of Trust

Dated: August 18, 2017

Grantor: Mohammad Ali and spouse, Sheeba Jafri

Trustee: Loretta Williams

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 2017093298 of the real property records of Fort Bend County, Texas

Legal Description: **Lot Four (4), in Block Three (3), of Aliana, Section Seventeen (17), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in/under Plat No. 20140017 of the Plat Records of Fort Bend County, Texas.**

Property Address: 17418 Aberdeenshire Dr., Richmond, TX 77407

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$510,000.00, executed by Mohammad Ali ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described here, and all rights and appurtenances thereto

Substitute Trustee: Jacquelyn D. McAnelly, M. H. Cersonsky, John "Cortland" Timm.

Substitute Trustee's Address: 1770 St. James Place, Suite 150, Houston, Texas 77056

Foreclosure Sale:

Date: January 2, 2024 ✓

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South, Rosenberg, Texas 774714, or as designated by the County Commissioner's Office.

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 Lender'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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby 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.

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.

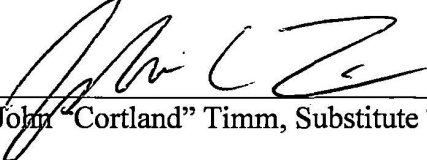
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 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 Lender. 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.**

  
\_\_\_\_\_  
John "Cortland" Timm, Substitute Trustee

FILED

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22TX267-0432

8515 ROCKMONT CT, MISSOURI CITY, TX 77489

2023 DEC 11 AM 11:21

Rmk

**NOTICE OF FORECLOSURE SALE**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

REC 101282

Property:

The Property to be sold is described as follows:

LOT FORTY-EIGHT (48), IN BLOCK SIX (6), OF CORRECTED PLAT OF QUAIL GLEN SUBDIVISION, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 8, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated July 31, 2018 and recorded on August 8, 2018 as Instrument Number 2018089615 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

January 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, 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 ABIODUN PROPERTIES LIMITED LIABILITY COMPANY secures the repayment of a Note dated July 31, 2018 in the amount of \$93,750.00. BANKUNITED N.A., whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC 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.



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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, 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): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, 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 FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



23TX837-0020  
7911 LEHMANN RD, BEASLEY, TX 77417

FILED

2023 DEC 11 AM 11:24

pm 81  
101282

**NOTICE OF FORECLOSURE SALE**

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Property:

The Property to be sold is described as follows:

LOT(S) SIX (6), OF WARD AIRPARK, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, A SUBDIVISION IN FORT BEND COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 599/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated May 6, 2021 and recorded on May 12, 2021 as Instrument Number 2021077848 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

January 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, 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 KATHY LEDET RELAN secures the repayment of a Note dated May 6, 2021 in the amount of \$312,198.00. CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB, whose address is c/o Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB, 1177 West Loop South, Suite 700, Houston, TX 77027, is the current mortgagee of the Deed of Trust and Note and Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB 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.



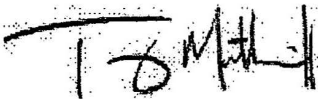
4803913

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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Dustin George

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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): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, 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 FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

*Janice Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

1. **Property To Be Sold.** The property to be sold is described as follows:  
  
LOT TWENTY (20) BLOCK FIVE (5) OF WATERSIDE ESTATES, SEC. 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 2355/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
  
**Date:** January 2, 2024  
  
**Time:** The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.  
  
**Place:** FORT BEND County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.
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. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.
4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.
5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

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

xxx012 Nabb

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first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Melinda H. Nabb ("Debtor") and William Nabb (Pro Forma). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated July 23, 2003 and executed by Debtor in the Original Principal Amount of \$237,346.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the Lodge Series III Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated July 23, 2003, designating Ron Harpole as the Original Trustee and is recorded in the office of the County Clerk of FORT BEND County, Texas, under Instrument No. 2003132189, Of the Real Property Records of FORT BEND County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

DATED 12/11/2023



Jeff Leva, Sandy Dasigenis, Steve Leva, David Garvin,  
Richard E. Anderson, Ray Vela, or Cesar DeLaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

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**Notice of Foreclosure Sale**

December 8, 2023

**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.**

**Deed of Trust and other information:**

Regarding the following instruments, among others (collectively, the "Loan Documents"):

**Lender:** Quicken Loans Inc

**Property address:** 6303 Cool Water Dr Sugar Land TX 77479

**Legal description:** Lot Twenty (20), Block One (1), of New Territory SF-26 [Sterling Heights, Section One (1)], an addition in Fort Bend County, Texas according to the map or plat thereof recorded in Slide No. 1266/A & B of the plat records of Fort Bend County, Texas. 6303 Cool Water Dr. Sugar Land TX 77479. (herein "Property Address")

**Recording information:** file # 2018063410 or whatever may be on the document

**Dated:** June 7, 2018 in the amount of \$350,740 as modified on June 3, 2021 for a new balance of \$345,913.79

**Grantor:** Juan Pablo Betts & Michelle Lee Betts: (Debtors/ Borrowers)

**Grantee:** Quicken Loans Inc

**Holder:** TSE Investments LLC

**Servicer:** Allied Servicing Corporation

**Original Trustee:** Jason Silva

**Substitute Trustee:** S. Lee Stevenson, Jr.

**Persons appointed as substitute trustee to exercise power of sale under deed of trust:** Jeff Leva, Sandy Dasigenis, Steve Leva, David Garvin, David Ricker, and S. Lee Stevenson, Jr.  
Date of Sale January 2, 2024

**Time of sale:** Between 12 noon and 3:00 p.m.

**Address to contact substitute trustees:**

S. Lee Stevenson, Jr, Stevenson & Ricker, Eilan at the Rim 17806 IH 10 Suite 300, San Antonio Texas 78257, 210.690.9944, lee@stevensonricker.com

**Place:** The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in Fort Bend County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the Fort Bend County courthouse.

**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 with payment being a cashiers check, except that the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The successful bidder other than the Note Holder must pay the full purchase price at the time of the sale; the cashier's check must be given immediately after the sale.

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, Note holder, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Note holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Note holder's rights and remedies under

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COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
R. Lee Stevenson, Jr.  
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the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

The owner of the Note is also acting as the Mortgage Servicer of the Note. The foreclosure will be conducted by the Note holder's representative.

The address of Mortgage Holder and Servicer is stated above.

Therefore, notice is given that on and at the Date, Time, and Place stated above 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.

The Note holder, Servicer or Substitute Trustee reserves the right to postpone, cancel or rescind the Foreclosure Sale at any time. If the sale is canceled or rescinded, 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 Note holder, Servicer or Substitute Trustee reserves the right to withdraw its last bid and reopen the foreclosure sale for additional bidding. The substitute trustee does not answer questions, respond to telephone calls, emails or texts from potential buyers or bidders prior to the sale; likewise the borrowers must contact the lender or servicer for questions about their loan or the foreclosure process. All information concerning the sale is contained in this Notice of Sale. Once the Foreclosure sale has begun and the opening bid placed, the Trustee or Substitute Trustee will not stop the sale to answer questions or give any information concerning the Foreclosure Sale. 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 Note holder. 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.**



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S. Lee Stevenson, Jr.  
Attorney for Note holder and Mortgage Servicer  
Stevenson & Ricker

Eilan at the Rim  
17806 IH 10 Suite 300  
San Antonio Texas 78257  
Telephone (210) 690-9944  
Email: [lee@stevensonricker.com](mailto:lee@stevensonricker.com)

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

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WHEREAS, on June 8 2016, Cameron Travis Farrell and Stephanie Pearl Craig ("Grantor"), executed and delivered a Deed of Trust (the "Deed of Trust") conveying to David Zalman, as Trustee, the hereinbelow described property to secure Prosperity Bank in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 2016061230 in the Official Public Records of Real Property of Fort Bend County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and Prosperity Bank (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed L. David Smith, Anna Sewart, David Barry, Byron Sewart, John Burger, Martin Beltran, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva and Patricia Poston, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below,

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, L. David Smith, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,



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on **Tuesday, January 2, 2024**. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being at the Fort Bend County Fairgrounds- Building C, 4310 Highway 36 South Rosenberg, Fort Bend County, Texas, which designated area is more particularly described in the Order of Commissioners Court of Fort Bend County, Texas Designation of Location for Foreclosure Sales dated October 27, 2020, pursuant to Section 51.002(h) of the Texas Property Code and Section 34.01(r) of the Texas Tax Code, or any other area which has been designated by the Fort Bend County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

**A 2.000 acre tract of land situated in the East Quarter of the H. & T. C. Railroad Company Survey No. 39, Abstract No. 224, Fort Bend County, Texas and being more particularly described by metes and bounds in the Deed of Trust recorded under Clerk's File No. 201606123 of the Fort Bend County Real Property Records.**

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

#### **SUBSTITUTE TRUSTEES**

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NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED  
SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR  
PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Anna Sewart, David Barry, Byron Sewart, John Burger, Martin Beltran,  
Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva and Patricia Poston

Care of:

L. David Smith

2618 Kittansett Circle

Katy, Texas 77450

Telephone: (281)-788-3666

Email: ldslaw7@gmail.com

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.

Dated this 8<sup>th</sup> day of December, 2023.

L. David Smith, Substitute Trustee

L. David Smith, Substitute Trustee

2618 Kittansett Circle

Katy, Texas 77450

Telephone: (281)-788-3666

Email: ldslaw7@gmail.com

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Jason A. Bordner and Patricia R. Bordner, Noteholder  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Serge Bougang Kamgang  
5823 Krisford Ct. Sugar Land, TX 77479

Sent via first class mail and CMRR # 9171 9690 0935 0314 5707 84 on 12.11.2023

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Serge Bougang Kamgang  
7070 Knights Court Missouri City, TX 77459

Sent via first class mail and CMRR # 9171 9690 0935 0314 5707 77 on 12.11.2023

### NOTICE OF TRUSTEE'S SALE

WHEREAS Serge Bougang Kamgang executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Fort Bend County, Texas and is recorded under Clerk's File/Instrument Number 2023014360, to which reference is made for all purposes.

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

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 2<sup>nd</sup> day of January, 2024 /

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Fort Bend County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Condominium Unit Number 1303, in Building 13, and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of 7070 KNIGHTS COURT, A CONDOMINIUM, a Condominium Project in Fort Bend County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration for 7070 KNIGHTS COURT, A CONDOMINIUM, together with the survey

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plat, by-laws and exhibits attached thereto, recorded under Fort Bend County Clerk's File No(s). 2019134625 and 2022111003

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

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.

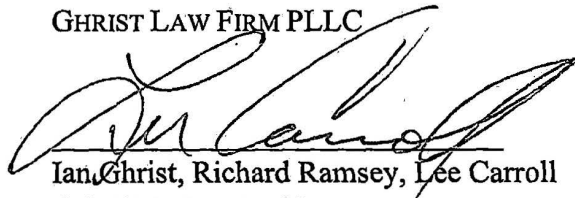
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

GHRIST LAW FIRM PLLC



Ian Ghrist, Richard Ramsey, Lee Carroll  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

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Alvin Trinh, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

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Tracy Okojie  
2802 Youpon Glen Way, Fresno, TX 77545

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Sent via first class mail and CMRR # 9171 9690 0935 0314 5707 60 on 12.11.2023

### NOTICE OF TRUSTEE'S SALE

WHEREAS Tracy Okojie executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Fort Bend County, Texas and is recorded under Clerk's File/Instrument Number 2022117699, to which reference is made for all purposes.

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

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 2<sup>nd</sup> day of January, 2024 ✓

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Fort Bend County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 72, Block 1, WINFIELD LAKES, SECTION SEVEN (7), according to the map or plat thereof, recorded in Slide No. 20050048, Plat Records, Fort Bend County, Texas

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

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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.

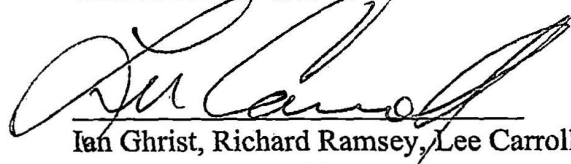
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

GHRIST LAW FIRM PLLC



Ian Ghrist, Richard Ramsey, Lee Carroll  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

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.

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*Janice Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, POUND FOR POUND INVESTMENTS, INC. A TEXAS CORPORATION delivered that one certain Deed of Trust dated JUNE 23, 2021, which is recorded in INSTRUMENT NO. 2021106178 of the real property records of FORT BEND 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 \$514,500.00 payable to the order of HOUSEMAX FUNDING FUND I, 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, 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, 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 JANUARY 2, 2024, beginning at 11:00 AM, 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 17, IN BLOCK 5, OF WATERBROOK WEST, A SUBDIVISION IN FORT BEND COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 29 OF THE MAP  
RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY FAIRGROUNDS, BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX).

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: DECEMBER 11, 2023.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR LEE CARROLL

FILE NO.: FCI-1037  
PROPERTY: 5303 CHINABERRY GROVE  
MISSOURI CITY, TX 77459  
  
POUND FOR POUND INVESTMENTS, INC.

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



**ROUTED TO COURT**  
**RT'D TO D. CLERK** 11/17/2023 SL  
Copy from re:SearchTX



**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.**

2023 DEC 11 PM 2:00

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec #  
101432  
U.T.

FILED

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, GRAHAM TX PROPERTY LLC delivered that one certain Deed of Trust dated FEBRUARY 3, 2022, which is recorded in INSTRUMENT NO. 2022018050 of the real property records of FORT BEND 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 \$315,000.00 payable to the order of HOUSEMAX FUNDING FUND I 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, PACIFIC RBLF FUNDING TRUST, 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 JANUARY 2, 2024, beginning at 11:00 AM, 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 ONE (1), BLOCK TWO (2), DEL WEBB-RICHMOND, SECTION ONE REPLAT NO. 1, A  
SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN PLAT NO. 20110078 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY FAIRGROUNDS, BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX).

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: DECEMBER 11, 2023.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR LEE CARROLL

FILE NO.: FCI-1066  
PROPERTY: 2910 PERSIMMON GROVE  
RICHMOND, TEXAS 77468  
  
GRAHAM TX PROPERTY LLC

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

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

FILED 87

2023 DEC 11 PM 3:00

*Janice Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec #  
101432  
U.T.

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, GWENDOLYN FEDRICK, A SINGLE PERSON delivered that one certain Texas Home Equity Security Instrument dated OCTOBER 6, 2021, which is recorded in INSTRUMENT NO. 2021170904 of the real property records of FORT BEND 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 \$316,000.00 payable to the order of GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Texas Home Equity Security Instrument, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Texas Home Equity Security Instrument, 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 Texas Home Equity Security Instrument; and

WHEREAS, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Texas Home Equity Security Instrument in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on JANUARY 2, 2024, beginning at 11:00 AM, 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 FOURTEEN (14) IN BLOCK ONE (1) OF AMENDING PLAT OF LAKE SHORE HARBOUR, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050200 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT THE FORT BEND COUNTY FAIRGROUNDS, BUILDING C).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. 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: DECEMBER 11, 2023.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR LEE CARROLL

FILE NO.: GMS-2899  
PROPERTY: 2726 PALM HARBOUR DR  
MISSOURI CITY, TEXAS 77459  
ESTATE OF GWENDOLYN FEDRICK

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

Cause No. 23-DCV-305794

GATEWAY MORTGAGE GROUP,	§	IN THE DISTRICT COURT
A DIVISION OF GATEWAY FIRST BANK	§	
Plaintiff	§	434 <sup>th</sup> JUDICIAL DISTRICT
	§	
vs.	§	FORT BEND COUNTY, TEXAS
	§	
ESTATE OF GWENDOLYN FEDRICK,	§	
TRAVONNE M. FEDRICK, PAMELA HOGANS,	§	
DUANE FEDRICK, MADELINE FEDRICK,	§	
ERIKA CAREY, OCCUPANT	§	
Defendants	§	

**AGREED JUDGMENT ALLOWING FORECLOSURE OF LIEN UNDER**  
**TEXAS CONSTITUTION ART. XVI, §§ 50(a)(6)**  
**AND DECLARING HEIRS OF DECEASED BORROWER**

GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK("Plaintiff"), on behalf of itself and its successors and assigns, has brought before this Court its Original Petition for court order allowing foreclosure of lien under *Texas Constitution Article XVI, §§ 50(a)(6)*. Having considered the evidence presented, the Court finds as follows:

1. The Petition complies with *TRCP 735.3*;
2. The Defendants have not previously filed a response to the Application; and
3. Proof of service of the Petition has been on filed with the Clerk of the Court for at least ten days inclusive of the date of filing.
4. Plaintiff is the current holder of the Note and the Security Instrument.
5. Defendant GWENDOLYN FEDRICK was obligated to pay the debt secured by the Property. Defendant mortgagor GWENDOLYN FEDRICK was a mortgagor of the lien sought to be foreclosed.
6. Defendant GWENDOLYN FEDRICK is in default under the Texas Home Equity

Page -1-

ROUTED TO COURT 11/09/2023 DJ  
RT'D TO D. CLERK  
Copy from re:SearchTX

Conversion Note in that she failed to make the payments due February 1, 2023 through June 1, 2023. The total amount required to pay the loan current when the Petition was filed was \$14,706.75 plus reasonable and necessary attorneys fees and expenses. Plaintiff has elected to accelerate the maturity of the debt pursuant to the provisions of the Security Instrument and Texas Constitution.

7. As of June 9, 2023, the total amount required to pay off the lien was \$317,858.03.

8. The requisite notice or notices to cure the default were mailed on to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed. The opportunity to cure has expired.

9. Pursuant to *Texas Estates Code* § 101.001(b), the heirs-at-law of GWENDOLYN FEDRICK, whether known or unknown, acquired GWENDOLYN FEDRICK's undivided interest in the Subject Property immediately upon GWENDOLYN FEDRICK's death. Each Heir has been made a party to this proceeding pursuant to *Texas Civil Practice & Remedy Code* § 17.002. Pursuant to the *Texas Estates Code* §§ 202.001, 202.005 the heirs-at-law are hereby declared to be those persons identified by Ad Litem Report filed on October 19, 2023, in this Court.

10. Plaintiff performed, before this Petition was filed, any other action required of Plaintiff under applicable law and the loan agreement, contract, or lien sought to be foreclosed.

IT IS, THEREFORE, ORDERED that:

1. GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, its successors and assigns, is hereby authorized to serve a Notice of Sale upon Defendants and to proceed to foreclosure sale under the Security Instrument and *Texas Property Code* § 51.002

concerning the real property having a street address of 2726 PALM HARBOUR DR, MISSOURI CITY, TEXAS 77459, recorded as INSTRUMENT NO. 2021170904 of the real property records of FORT BEND County, Texas and a legal description of:

LOT FOURTEEN (14) IN BLOCK ONE (1) OF AMENDING PLAT OF LAKE SHORE HARBOUR, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING OT THE MAP OF PLAT THEREOF RECORDED IN PLAT NO. 20050200 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. A copy of this JUDGMENT shall be sent to the following Defendants with the Notice of Sale by Plaintiff or its successors or assigns:

ESTATE OF GWENDOLYN FEDRICK  
2726 PALM HARBOUR DR  
MISSOURI CITY, TEXAS 77459

PAMELA HOGANS  
2695 STONE ROAD  
ATLANTA, GEORGIA 30344

OCCUPANT  
2726 PALM HARBOUR DR  
MISSOURI CITY, TEXAS 77459

DUANE FEDRICK  
3610 UPPARK CRIVE  
ATLANTA, GEORGIA 30349

TRAVONNE M. FEDRICK  
2726 PALM HARBOUR DR  
MISSOURI CITY, TEXAS 77459

MADELINE FEDRICK  
320 HAMILTON STREET APT 316  
HOUSTON, TEXAS 77002

ERIKA CAREY  
3900 BRIARGROVE LANE APT. 20306  
DALLAS, TEXAS 75287

3. Plaintiff or its successors or assigns may communicate with the Defendants and all third parties reasonably necessary to conduct the foreclosure sale.

4. Plaintiff or its successors or assigns shall mail notice of the foreclosure sale to counsel, if any, of the Defendants by Certified Mail.

5. The Ad Litem is awarded \$1500,000 as his reasonable and necessary fees in this case which shall be paid by Plaintiff.

6. This is a final judgment.

89  
IT IS SO ORDERED.

Signed: 11/14/2023

Angie Beane  
Judge Presiding



11/14/2023

APPROVED:

MICHAEL J. SCHROEDER, P.C.

/s/ Michael J. Schroeder

Michael J. Schroeder

State Bar No. 17817380

Email: mike@lawmjs.com

3610 North Josey Lane, Suite 206

Carrollton, TX 75007

Telephone: (972) 394-3086

Facsimile: (972) 394-1263

ATTORNEYS FOR Plaintiff

/s/ Jammy M. Kiggundu

JAMMY M. KIGGUNDU

State Bar No. 24050874

1811 Bering Dr., Suite 420

Houston, Texas 77057

713-609-7704

713-227-7497 (facsimile)

jammy(@,dkcounsel.com (email)

ATTORNEY AD LITEM

FOR DEFENDANT

ESTATE OF GWENDOLYN FEDRICK

89

**Automated Certificate of eService**

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Michael Schroeder

Bar No. 17817380

mike@lawmjs.com

Envelope ID: 81477872

Filing Code Description: Proposed Order

Filing Description: Agreed Judgment Allowing Foreclosure of Lien Under Texas Constitution Art. XVI, §§ 50(a)(6) and Declaring Heirs of Deceased Borrower

Status as of 11/9/2023 1:48 PM CST

Associated Case Party: Gateway Mortgage Group

Name	BarNumber	Email	TimestampSubmitted	Status
Michael Schroeder		mike@lawmjs.com	11/9/2023 11:49:24 AM	SENT

Associated Case Party: Estate of Gwendolyn Fedrick

Name	BarNumber	Email	TimestampSubmitted	Status
Jammy Kiggundu		jammy@dkcounsel.com	11/9/2023 11:49:24 AM	SENT

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

FILED

2023 DEC 11 PM 3:00

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

90  
Rec # 101432  
4-T.

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JEANIE CHRISTIANNA JIMENEZ, A SINGLE WOMAN delivered that one certain Deed of Trust dated SEPTEMBER 23, 2019, which is recorded in INSTRUMENT NO. 2019109040 of the real property records of FORT BEND 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 \$176,739.00 payable to the order of PRIMELENDING, A PLAINSCAPITAL COMPANY, 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, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, 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 JANUARY 2, 2024, beginning at 1:00 PM, 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 EIGHTEEN (18), IN BLOCK FOUR (4), OF RIVER RUN AT THE BRAZOS, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20050087, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY FAIRGROUNDS, BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. 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: DECEMBER 11, 2023.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR LEE CARROLL OR  
JEFF LEVA OR SANDY DASIGENIS OR MEGAN L.  
RANDLE OR EBBIE MURPHY OR WAYNE  
DAUGHTREY OR STEVE LEVA

FILE NO.: GMG-2820  
PROPERTY: 838 HONEYSUCKLE VINE DR  
ROSENBERG, TEXAS 77469  
  
JEANIE CHRISTIANNA JIMENEZ

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



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

FILED 91

2023 DEC 11 PM 3:00

*Janice Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec #  
101432  
4-7

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, JOSHUA GRAVES AND AISHA L. MUSTAFA, HUSBAND AND WIFE delivered that one certain Deed of Trust dated APRIL 19, 2019, which is recorded in INSTRUMENT NO. 2019040432 of the real property records of FORT BEND 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 \$244,479.00 payable to the order of DHI MORTGAGE COMPANY, LTD., 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**, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, 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 JANUARY 2, 2024, beginning at 1:00 PM, 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 24, BLOCK 2, OF SOUTHERN COLONY SECTION 3B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180004, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT THE FORT BEND COUNTY FAIRGROUNDS, BUILDING C).

**NOTICE IS FURTHER GIVEN** that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. 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: DECEMBER 11, 2023.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR LEE CARROLL OR  
JEFF LEVA OR SANDY DASIGENIS OR MEGAN L.  
RANDLE OR EBBIE MURPHY OR WAYNE  
DAUGHTREY OR STEVE LEVA

FILE NO.: GMG-2848  
PROPERTY: 8506 COZY BAYOU WAY  
ROSHARON, TEXAS 77583

JOSHUA GRAVES

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

COUNTY OF FORT BEND

§  
§  
§

**DEED OF TRUST:**

Date: May 12, 2021  
Grantor: Damilola K. Seriki  
Original Beneficiary: Republic State Mortgage Co.  
Trustee: Robert Wagnon  
Recording Info: Clerk's File No. 2021080992 of the Real Property Records of Fort Bend County, Texas

FOR  
FORT BEND COUNTY, TEXAS  
COUNTY CLERK  
Jana Richard

2023 DEC 11 PM 3:39

FILED

Receipt 10513

**CURRENT BENEFICIARY:** Central Bank

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

**PROPERTY DESCRIPTION:** Lot 20, Block 2, Final Plat of Greatwood Terrace, Section Two (2), an Addition in Fort Bend County, Texas, according to the Map or Plat recorded in Slide No. 1402/A and 1402/B, Map/Plat Records.

**DATE OF SALE:** Tuesday, January 2, 2024  
**TIME OF SALE:** No earlier than 1:00 PM and to be concluded within three hours of such time.  
**PLACE OF SALE:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissions Court.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**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.**

DATED: December 11, 2023

  
Bruce M. Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
**BADGER LAW PLLC**  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

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### Deed of Trust

**Date:** May 20, 2022  
**Grantor(s):** Jacqueline Acosta Montano  
**Mortgagee:** 400 Westmoreland, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk 's File No. 2022091702  
**Property County:** Fort Bend County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas being more particularly described as LOT FIFTY-THREE (53), IN BLOCK ONE (1) OF GREATWOOD GREEN, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1335/B, 1336/A OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS. (more particularly described in the Loan Documents).

**Date of Sale:** January 2, 2024 ✓

**Earliest Time Sale will Begin:** 1:00 P.M.

**Place of Sale of Property:** Designated area at the Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South Rosenberg, Texas 77471, or as further designated by the County Commissioner

The Trustee or Substitute Trustee will sell the property by the 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

### ACTIVE MILITARY SERVICE NOTICE

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 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.

FILED

2023 DEC 12 AM 9:25

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS


Rec: 101680 AM

The Mortgagee, whose address is:

400 Westmoreland, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

97

Dated this 12th day of December 2023



Jeff Leva or Sandy Dasigenis or Steve  
Leva or David Garvin or Enrique Loera  
or Susana Garcia or Donna Brammer or  
Katrina Rodriguez or Cesar Acosta or  
Christopher Apodaca or Rinki Shah or  
Theresa Phillips or Sandra Benavides or  
David Cerda or Renaud Ba or Angelique  
Lozada or Vanessa Lopez or Jose  
Martinez or Mark Laffaye or Alexander  
Lawson or Maria Dabrowska or Lesbia  
Longoria or Alan Zamarripa or Francis  
Staser or Daniel Fiedler or Emilio  
Martinez or Miguel Alberto Molina  
Álvarez or Sara Friedman or Viridiana  
Silva or Tami Machoka  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date:** January 25, 2018  
**Grantor(s):** Katrina Toy Jernigan  
**Mortgagee:** Find A Home, LLC a Texas Limited Liability Company  
**Recorded in:** Clerk's File No. 2018020289  
**Property County:** Fort Bend County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as a Tract of Parcel of land containing 0.4300 of an acre, more or less, located in the H and T C RR. CO. Survey, abstract No 254, in the Fort Bend County, Texas: being more particularly described by metes and bounds in the Deed from Donald R. Law and wife, Alice W. Law to Henry M. Holloway and wife, Allie Holloway dated October 7, 1970, and recorded in Volume 535, Page 114 of the Deed Records of Fort Bend County, Texas (more particularly described in Loan Documents).

**Date of Sale:** January 02, 2024 ✓

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale of Property:** Designated area at the Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South Rosenberg, Texas 77471, or as further designated by the County Commissioner

The Trustee or Substitute Trustee will sell the property by the 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

### ACTIVE MILITARY SERVICE NOTICE

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 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.

FILED

2023 DEC 12 AM 9:26

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec: 101680 AM

The Mortgagee, whose address is:

Find A Home, LLC a Texas Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

94

Dated this 12th day of December 2023



Jeff Leva or Sandy Dasigenis or Steve  
Leva or David Garvin or Enrique  
Loera or Susana Garcia or Donna  
Brammer or Katrina Rodriguez or  
Cesar Acosta or Christopher Apodaca  
or Rinki Shah or Theresa Phillips or  
Sandra Benavides or David Cerda or  
Renaud Ba or Angelique Lozada or  
Vanessa Lopez or Jose Martinez or  
Mark Laffaye or Alexander Lawson  
or Maria Dabrowska or Lesbia  
Longoria or Alan Zamarripa or  
Francis Staser or Daniel Fiedler or  
Emilio Martinez or Miguel Alberto  
Molina Alvarez or Sara Friedman or  
Viridiana Silva or Tami Machoka or  
Scott Wizig  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400,  
Houston, TX 77057

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date** September 1, 2016  
**Grantor(s):** Jose F. Hernandez Bonilla  
**Original Payee:** Homes Quick, LP, a Texas Limited Partnership  
**Deed of Trust** Executed September 1, 2016, recorded in the  
**Information:** public records of Fort Bend County, Texas, in or under File  
No. 2016114730  
**Current Mortgage Holder:** Pine Brook Homes, LP, a Texas Limited Partnership  
**Property County:** Fort Bend County

**Legal Description: Property means: (including any improvements):** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as Lot 91, in Block 4, of Briargate, Section 9, a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Volume 22, Page 34 of the Map and or Plat Records of Fort Bend County, Texas (more particularly described in the Loan Documents).

**Date of Sale:** January 2, 2024 ✓

**Earliest Time Sale will Begin:** 1:00 PM

**Place of Sale of Property:** Designated area at the Fort Bend County  
Fairgrounds – Building C, 4310 Highway 36 South  
Rosenberg, Texas 77471, or as further designated  
by the County Commissioner

The Trustee or 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.

### ACTIVE MILITARY SERVICE NOTICE

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 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 TRUSTEE OR 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

FILED

2023 DEC 12 AM 9:26

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
Rec 101680 AH

The Mortgagee, whose address is:

Pine Brook Homes, LP, a Texas Limited Partnership  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of December 2023



Jeff Leva or Sandy Dasigenis or Steve  
Leva or David Garvin or Enrique  
Loera or Susana Garcia or Donna  
Brammer or Katrina Rodriguez or  
Cesar Acosta or Christopher Apodaca  
or Rinki Shah or Theresa Phillips or  
Sandra Benavides or David Cerda or  
Renaud Ba or Angelique Lozada or  
Vanessa Lopez or Jose Martinez or  
Mark Laffaye or Alexander Lawson  
or Maria Dabrowska or Lesbia  
Longoria or Alan Zamarripa or  
Francis Staser or Daniel Fiedler or  
Emilio Martinez or Miguel Alberto  
Molina Álvarez or Sara Friedman or  
Viridiana Silva or Tami Machoka or  
Scott Wizig Trustee or Substitute  
Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057



Dec. 10 630 AM  
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE DEC 12 AM 9:25

**DATE:** December 12, 2023

**SUBSTITUTE TRUSTEE:** JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE,  
EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA,  
BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201.  
Austin, Texas 78729

**DEED OF TRUST:**

Date: May 26, 2023

Grantor: 1320 LAKE POINTE TRUST, LLC, a Delaware corporation

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180  
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2023049929, Official Public Records, Fort  
Bend County, Texas

Property:

LOT 2, BLOCK 4, OF LAKE POINTE, SECTION 3, A SUBDIVISION IN FORT  
BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN PLAT NO. 20050253, OF THE MAP AND/OR PLAT RECORDS OF  
FORT BEND COUNTY, TEXAS.

**NOTE:**

Date: May 26, 2023

Amount: \$450,000.00

Debtor: 1320 LAKE POINTE TRUST, LLC, a Delaware corporation

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

Tuesday, January 2, 2024, at 1:00 p.m. ✓



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**PLACE OF SALE OF PROPERTY:**


Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.**

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

  
BENJAMIN R. WILLIAMS, Substitute Trustee  
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088

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## NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:

LOT TWENTY-TWO (22), LESS EAST ELEVEN FEET (E.11'), IN BLOCK THIRTEEN (13) OF BRIARGATE, SECTION TWO (2), A SUBDIVISION OF 60.4672 ACRES OF LAND OUT OF THE JOHN LAFAYETTE SURVEY, ABSTRACT 280, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 3, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated July 31, 2018 and recorded on August 8, 2018 as Instrument Number 2018089320 in the real property records of FORT BEND County, Texas, which contains a power of sale.

**Sale Information:** January 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, 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 ABIODUN PROPERTIES LIMITED LIABILITY COMPANY secures the repayment of a Note dated July 31, 2018 in the amount of \$106,350.00. BANKUNITED N.A., whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC 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.

FILED

2023 DEC 12 AM 9:25

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

rec'd 10/6/20 AM



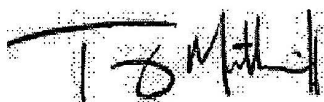
4804232

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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, 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): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, 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 FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**NOTICE OF TRUSTEE'S SALE**

**FILED**

Date: November 14, 2023

Lien for Unpaid Assessments

Owner(s): **HIAM SHAPI AND FATIMA AL-ATTAS**

Property: **LOT TEN (10), IN BLOCK ONE (1), OF THE FINAL PLAT OF SHADOW CREEK RANCH SF-53, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050260 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 13907 GREENBLADE DRIVE, PEARLAND, TEXAS 77584 (THE "PROPERTY").**

2023 DEC 12 PM 1:45

*Anna Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**Recording Information:** By Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File Number 2005017655 and filed on February 14, 2005 in the Official Public Records of Real Property of Fort Bend County, Texas, VILLAGE OF DIAMOND BAY HOMEOWNERS ASSOCIATION, INC., ("The Association") has been granted a maintenance assessment lien and power of sale pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments and related charges.

**Trustees:** Terry H. Sears, Sarah B. Gerdes, Catherine Zarate and Samantha Sears of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.


**Date of Sale:** (first Tuesday of month) Tuesday, **January 2, 2024.**

**Time of Sale:** No earlier than 11:00 AM and no later than 2:00 PM.

**Place of Sale:** Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

**HIAM SHAPI AND FATIMA AL-ATTAS**, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

  
\_\_\_\_\_  
Sarah B. Gerdes, Trustee for Village of Diamond Bay  
Homeowners Association, Inc.

**NOTICE OF TRUSTEE'S SALE**

Date: November 16, 2022

Lien for Unpaid Assessments

Owner(s): **FREDERICK A. MCCULLOUGH AND NATALIE R. MCCULLOUGH**

Property: LOT SIX (6), IN BLOCK TWO (2), OF CREEKMONT NORTH, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20120185 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **2706 ROSEPOINT COURT, FRESNO, TEXAS 77545 (THE "PROPERTY")**.

Recording Information: By Declaration of Covenants, Conditions and Restrictions, recorded April 10, 2016 under County Clerk's File No. 2006041050 of the Official Public Records of Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), Creekmont Community Association, Inc. (the "Association"), has been granted a maintenance assessment lien and power of sale which may be enforced by Expedited Order and non-judicial sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate and Samantha Sears of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) Tuesday, **January 2, 2024**.

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the Commissioners County Court.

**FREDERICK A. MCCULLOUGH AND NATALIE R. MCCULLOUGH** upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Creekmont Community Association, Inc.

FILED  
2023 DEC 12 PM 1:45  
99  
Rec'd 10/18/23  
Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS