

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 24.01(r) of the Texas Tax Code. The sales shall be held at the following location:

FORT BEND COUNTY FAIRGROUNDS

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.

NOTICE

As a courtesy, this foreclosure list is images 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 § 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 found on:
The delinquent tax attorney's website at www.lgbs.com.

For information regarding all tax foreclosure sales visit:
Fort Bend County Constables' individual websites.

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.

ATTORNEYS FOR TAX SUIT SALES

FORT BEND COUNTY PROPERTY and LAMAR CISD:

Linebarger, Goggan, Blair, Sampson
512 South 7th 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:

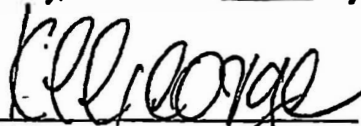
Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South
 Rosenberg, Texas 77471, between the hours of 10:00 a.m. and 4:00 p.m.

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 90th 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



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: 07/01/2025

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 November 29, 2001 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2001113480 with Marshall H. Akpan-Okop and Helen E. Akpan-Okop (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Kaufman and Broad Mortgage Company, an Illinois Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Marshall H. Akpan-Okop and Helen E. Akpan-Okop, securing the payment of the indebtedness in the original amount of \$116,400.00, 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 20, BLOCK 1, EAGLEWOOD, SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2118/B & 2119/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 APR 10 AM 10:22

FILED

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.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq. OR A WEST 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, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , 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.

04/04/2025

Executed on

/s/Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

4/10/25

Executed on

Sandy Dasigenis
SUBSTITUTE TRUSTEE

Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR AUCTION.COM OR Amar Sood or Patricia Poston
1320 Greenway Drive, Suite 300
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: _____

02

19703 LAKESIDE POINTE CT
RICHMOND, TX 77407

00000010333185

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:** July 01, 2025
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 24, 2016 and recorded in Document CLERK'S FILE NO. 2016093278; REFILED UNDER CLERK'S FILE NO. 2016110518; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022092943 real property records of FORT BEND County, Texas, with KEVIN SANTILLAN LACSON A 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 KEVIN SANTILLAN LACSON A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$279,812.00, 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

FILED
2025 APR 10 AM 10:22
COUNTY CLERK
FORT BEND COUNTY, TEXAS
Spina Richard
32



02

19703 LAKESIDE POINTE CT
RICHMOND, TX 77407

00000010333185

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, AMAR SOOD OR MARTIN BELTRAN whose address is c/o BARRETT DAFIN 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: _____

19703 LAKESIDE POINTE CT
RICHMOND, TX 77407

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FORT BEND

EXHIBIT "A"

LOT NINE (9), IN BLOCK ONE (1) OF GRAND MISSION ESTATES SEC 19, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20150144 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2403 CLOUDY BAY DRIVE
FRESNO, TX 77545

00000010387975

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: July 01, 2025
- 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 29, 2014 and recorded in Document INSTRUMENT NO. 2014044004 real property records of FORT BEND County, Texas, with SAM BENAVIDEZ AND ELIZABETH BENAVIDEZ, 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 SAM BENAVIDEZ AND ELIZABETH BENAVIDEZ, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$168,874.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301

Janna Richard
 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

2025 APR 10 AM 10:22

FILED



2403 CLOUDY BAY DRIVE
FRESNO, TX 77545

00000010387975

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, AMAR SOOD 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: _____

2403 CLOUDY BAY DRIVE
FRESNO, TX 77545

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FORT BEND

EXHIBIT "A"

LOT FIFTY-ONE (51), IN BLOCK ONE (1), OF WINFIELD LAKES, SECTION SIXTEEN (16), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070070 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

04

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/30/2009	Grantor(s)/Mortgagor(s): IJEOMA UDOGARANYA A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PROFICIO MORTGAGE VENTURES, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2010007001	Property County: FORT BEND
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: 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 FIVE (5), BLOCK ONE (1), PARKWAY LAKES, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20050224, MAP 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, Nicole Durrett, Amar Sood 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(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: 4/9/2025

Dated: 4/10/25

SANDY DASIGENIS

Printed Name:

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

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

FILED
2025 APR 10 AM 10:23
County Clerk
FORT BEND COUNTY, TEXAS
M

MH File Number: TX-18-66540-POS
Loan Type: FHA

05

25643 WINFORD ESTATE DR
RICHMOND, TX 77406

0000010322931

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: July 01, 2025

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 May 27, 2010 and recorded in Document INSTRUMENT NO. 2010051099; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO(S) 2019019028 AND 2019123918 real property records of FORT BEND County, Texas, with BABATUNDE AOGO, A MARRIED PERSON AND LOLA HELEN AOGO, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BABATUNDE AOGO, A MARRIED PERSON AND LOLA HELEN AOGO, securing the payment of the indebtednesses in the original principal amount of \$192,351.00, 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

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 APR 24 AM 10:25

FILED

[Handwritten mark]



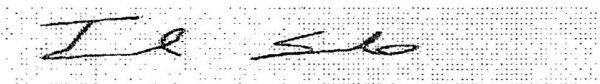
05

25643 WINFORD ESTATE DR
RICHMOND, TX 77406

00000010322931

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, AMAR SOOD 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: _____

05

25643 WINFORD ESTATE DR
RICHMOND, TX 77406

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00000010322931

FORT BEND

EXHIBIT "A"

LOT 33, BLOCK 3, OF CANYON LAKES AT WESTHEIMER LAKES, SEC.2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20060227, OF THE PLAT RECORDS OF FORT
BEND COUNTY, TEXAS.

06

5823 BERKSHIRE RIDGE DRIVE
SUGAR LAND, TX 77479

00000010443711

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: July 01, 2025

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 October 04, 2019 and recorded in Document INSTRUMENT NO: 2019114197 real property records of FORT BEND County, Texas, with AMBER KAE TALLEY AND SPOUSE MITCHELL WEST, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AMBER KAE TALLEY AND SPOUSE MITCHELL WEST, securing the payment of the indebtednesses in the original principal amount of \$267,073.00, 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

FILED
2025 APR 24 AM 10:26
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS



06

5823 BERKSHIRE RIDGE DRIVE
SUGAR LAND, TX 77479

0000010443711

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, AMAR SOOD 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: _____

06

5823 BERKSHIRE RIDGE DRIVE
SUGAR LAND, TX 77479

00000010443711

00000010443711

FORT BEND

EXHIBIT "A"

LOT SIXTY-SIX (66), BLOCK TWO (2), RIVERPARK, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 1621/A AND 1621/B, MAP RECORDS OF FORT BEND COUNTY, TEXAS.

2423 BUTTONHILL DR
MISSOURI CITY, TX 77489

0000009644436

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: July 01, 2025

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, 2012 and recorded in Document INSTRUMENT NO. 2012134159 real property records of FORT BEND County, Texas, with LEE W. CRIDDLE, JR. AND EUGENIA B. CRIDDLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEE W. CRIDDLE, JR. AND EUGENIA B. CRIDDLE, securing the payment of the indebtednesses in the original principal amount of \$50,996.00, 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

FILED
2025 APR 24 AM 10:26
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS



NTSS0000009644436

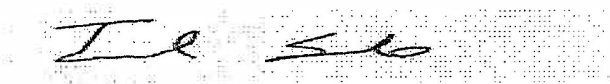
07

2423 BUTTONHILL DR
MISSOURI CITY, TX 77489

00000009644436

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, AMAR SOOD, NICOLE DURRETT 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: _____

07

2423 BUTTONHILL DR
MISSOURI CITY, TX 77489

00000009644436

00000009644436

FORT BEND

EXHIBIT 'A'

LOT FORTY-SIX (46), BLOCK FIVE (5) , HUNTER'S GLEN, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 26, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/19/2018	Grantor(s)/Mortgagor(s): ERASTE MUTEMBE, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2018028975	Property County: FORT BEND
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: 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 TWENTY-SEVEN (27), IN BLOCK TWO (2), OF FINAL PLAT OF WILLOW CREEK FARMS II, SECTION 6, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20160161 OF THE MAP/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, Nicole Durrett, Amar Sood 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(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: 4/17/2025

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

Dated: 4/24/25

SANDY DASIGENIS
Printed Name:

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

2025 APR 24 AM 10:28
FILED
FORT BEND COUNTY TEXAS

MH File Number: TX-24-106430-POS
Loan Type: FHA

FILED

FB
09

2025 APR 24 AM 10:28

RECORDING REQUESTED BY:

Fort Bend
COUNTY CLERK
FORT BEND COUNTY TEXAS

WHEN RECORDED MAIL TO:

Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett,
Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta,
Mike Hayward, Jay Jacobs, Andrew Garza, Corey
Johns, Gail Bell, or Jacqueline Williams
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000132-24-4

APN 4895-02-005-0100-901

TO No 240271197 - 1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 26, 2008, CAROLINA MUNOZ & MARCOS JESUS SAA, WIFE & HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of PETER F. MAKOWIECKI as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for TAYLOR MORRISON HOME FUNDING, 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 \$143,434.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on December 12, 2008 as Document No. 2008127430 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 4895-02-005-0100-901

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 **Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams** 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.

09

TS No TX07000132-24-4

APN 4895-02-005-0100-901

TO No 240271197 - 1

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 1, 2025** 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: **The Fort Bend County Fairgrounds-Building C, 4310 Highway 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.

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 24th day of April, 25.



By: Sandy Dasidenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams
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.Xome.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052**

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.

09

TS No TX07000132-24-4

APN 4895-02-005-0100-901

TO No 240271197 - 1

EXHIBIT "A"

LOT TEN (10), IN BLOCK FIVE (5), OF LOST CREEK, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050247, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/20/2013	Grantor(s)/Mortgagor(s): EDITH AMATOSERO AND SPOUSE, EMMANUEL O. AMATOSERO
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2013157213	Property County: FORT BEND
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: 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, Nicole Durrett, Amar Sood 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(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: 4/28/2025

Dated: April 29, 2025

SANDY DASIGENIS
Printed Name:

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

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

FILED
2025 APR 29 AM 8:17
Fort Bend County Clerk
Fort Bend County, Texas
Spina Richard

MH File Number: TX-25-109418-POS
Loan Type: FHA

FILED

11

C&M No. 44-25-00608/ FILE NOS

2025 MAY -1 AM 10: 21

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Justin [Signature]
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 April 13, 2018 and recorded under Clerk's File No. 2018039176, in the real property records of FORT BEND County Texas, with Kerree Drake, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Georgetown Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kerree Drake, a single man securing payment of the indebtedness in the original principal amount of \$275,910.00 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 Kerree Drake. PennyMac Loan Services, 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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT TWENTY-ONE (21), IN BLOCK ONE (1), OF CREEKMONT, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070034 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, 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 April 29, 2025.

/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. 44-25-00608

Vylla Solutions, 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#: 25-34622

FILED 12

2025 MAY -1 AM 10: 21

Christina P. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/5/2023, Naushad Akhai and Farhana Naushad, married couple, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky , as Trustee, Mortgage Electronic Registration Systems, Inc., 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 \$518,000.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services LLC , which Deed of Trust is Recorded on 12/7/2023 as Volume 2023116532, 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 7, BLOCK 1, OLD ORCHARD, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20080086, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: **4103 WINDMILL HILL DR RICHMOND, TX 77407**

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 **Ebbie Murphy, Jeff Leva, Megan L. Randle, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, Nicole Durrett, 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 **Barclays Mortgage Loan Trust 2024-NQM2**, 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 **7/1/2025** 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: **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 Commissioners Court

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgageors 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.



4842116

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 4/29/2025

WITNESS, my hand this May 1, 2025

Gracia Moreno

By: Gracia Moreno, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Sandy Dasigenis

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

FILED

2025 MAY -1 AM 10: 24

28718 WALLAMAN FALLS LANE
KATY, TX 77084

Ann Beland
COUNTY CLERK
FORT BEND COUNTY TEXAS JN

0000010444248

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: July 01, 2025

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 December 15, 2016 and recorded in Document INSTRUMENT NO: 2016141381; AS AFFECTED BY CORRECTION INSTRUMENT NO. 2017012523 AND 2017021449, LOAN MODIFICATION AGREEMENT 2024107159 real property records of FORT BEND County, Texas, with YOLANDA R MEEKINS AND AUDWIN T MEEKINS JR WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by YOLANDA R MEEKINS AND AUDWIN T MEEKINS JR WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$319,009.00, 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



NTSS0000010444248

28718 WALLAMAN FALLS LANE
KATY, TX 77084

00000010444248

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, AMAR SOOD 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: _____

13

28718 WALLAMAN FALLS LANE
KATY, TX 77084

00000010444248

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FORT BEND

EXHIBIT "A"

LOT 38, BLOCK 2, OF TAMARRON SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO 20140155, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

FILED

14

2025 MAY -1 AM 10:25

Ann D. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS JN

5506 STONERIDGE COURT
ROSENBERG, TX 77471

00000010445393

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: July 01, 2025
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 May 28, 2010 and recorded in Document INSTRUMENT NO. 2010052171, AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN INSTRUMENT NOS. 2016014030, 2018105925 AND 2023037984 real property records of FORT BEND County, Texas, with STEVEN A YARBOUGH AND LORNA A YARBOUGH, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CREST MORTGAGE COMPANY, LTD., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STEVEN A YARBOUGH AND LORNA A YARBOUGH, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$184,519.00, 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



NTSS00000010445393

14

5506 STONERIDGE COURT
ROSENBERG, TX 77471

00000010445393

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, AMAR SOOD 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: _____

14

5506 STONERIDGE COURT
ROSENBERG, TX 77471

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FORT BEND

EXHIBIT "A"

LOT 7, BLOCK 1, OF OAKS OF ROSENBERG, SECTION FOUR (4), A SUBDMSION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20060113, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 08/05/2020
Grantor(s): APPLE FRANCISCO-BELL AND JUSTIN BELL, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$238,597.00
Recording Information: Instrument 2020105009
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 29603 JARVIS BAY PASS, 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: 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

FORT BEND COUNTY CLERK


2025 MAY -1 AM 10:27

FILED
N

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of July, 2025
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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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 32, BLOCK 4, TAMARRON SECTION 32, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170092, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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

FILED 16

2025 MAY -1 AM 10:27

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

April Pineda
COUNTY CLERK
FORT BEND COUNTY TEXAS JN

FORT BEND County

Deed of Trust Dated: December 27, 2021

Amount: \$228,954.00

Grantor(s): JEROD PAUL

Original Mortgagee: ANGEL OAK MORTGAGE SOLUTIONS, LLC, A LIMITED LIABILITY CORPORATION

Current Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2024-6, Mortgage-Backed Certificates, Series 2024-6

Mortgagee 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. 2021212970

Legal Description: LOT 25, BLOCK 1, SIENNA PLANTATION SECTION 28, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200195, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: July 1, 2025 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, MATTHEWHANSEN, 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 STEVE LEVA, NICOLE DURRETT, AMAR SOOD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, GAIL BELL, AND JACQUILINE WILLIAMS 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
Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-000177

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

17

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-14763-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: 7/1/2025
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
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 2, BLOCK 3, GRAND MISSION ESTATES SEC. 8 A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP/PLAT RECORDED IN PLAT NO. 20140016, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Commonly known as: 7814 CHINABERRY SKY LN RICHMOND, TX 77407

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 4/12/2021 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 4/20/2021 under County Clerk’s File No 2021063584, in Book — and Page — of the Real Property Records of Fort Bend County, Texas.

Grantor(s): KEITH BATISTE, AN UNMARRIED MAN
Original Trustee: BLACK, MANN & GRAHAM, L.L.P.
Substitute Trustee: Nestor Solutions, LLC, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender aka Megan L. Randle, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Jeff Benton, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

SPURIA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 MAY -8 AM 10:29

FILED

T.S. #: 2025-14763-TX

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 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 \$256,616.00, executed by KEITH BATISTE, AN UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FREEDOM 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
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-14763-TX

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.

Dated: 05/08/2025

Nestor Solutions, LLC, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender aka Megan L. Randle, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Jeff Benton, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams



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

FILED

18

2025 MAY -8 AM 10:40

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS JN

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie
Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000220-25-1

APN R216956 / 2251-01-001-0410-
914

TO No 250239172-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 16, 2021, BERAT JOHNSON AND KATIE JOHNSON, A MARRIED COUPLE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E BLACK JR as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for VILLAGE CAPITAL & INVESTMENT 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 \$312,286.00, payable to the order of Planet Home Lending, LLC as current Beneficiary, which Deed of Trust recorded on July 26, 2021 as Document No. 2021122962 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 R216956 / 2251-01-001-0410-914

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, Nicole Durrett** 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 **Planet Home Lending, 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 TX07000220-25-1

APN R216956 / 2251-01-001-0410-

TO No 250239172-TX-RWI


NOW THEREFORE, NOTICE IS HEREBY GIVEN ⁹¹⁴ that on **Tuesday, July 1, 2025** 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 - 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.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Planet Home Lending, 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 Planet Home Lending, 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 8th day of May, 25.



By: Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett
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 <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173**

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.

TS No TX07000220-25-1

APN R216956 / 2251-01-001-0410-

TO No 250239172-TX-RWI

EXHIBIT "A"

LOT FORTY-ONE (41), IN BLOCK ONE (1), OF CANYON GATE CINCO RANCH, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 1629/A AND 1629/B OF THE MAP AND PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

19

C&M No. 44-25-01472/ FILE NOS

2025 MAY -8 AM 10:41

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS JN

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 26, 2018 and recorded under Clerk's File No. 2018122064, in the real property records of FORT BEND County Texas, with Craig L Watch Sr and Ilena Leona Appling, husband and wife and Frank Watch III and Shirley Faye Watch, husband and wife, owning, occupying and claiming other property as homestead as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Craig L Watch Sr and Ilena Leona Appling, husband and wife and Frank Watch III and Shirley Faye Watch, husband and wife, owning, occupying and claiming other property as homestead securing payment of the indebtedness in the original principal amount of \$270,019.00 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 Craig L. Watch Sr., Frank Watch III. SWBC Mortgage Corporation 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

LOT FORTY-THREE (43) IN BLOCK ONE (1) OF FIELDSTONE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120234 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 07/01/2025

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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, 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 May 6, 2025.

/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. 44-25-01472

FILED 20

2025 MAY -8 AM 10:42

NOTICE OF TRUSTEE'S SALE

[Signature]
COUNTY CLERK
FORT BEND COUNTY
JN

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 July 28, 2022 and recorded under Clerk's File No. 2022101224, in the real property records of FORT BEND County Texas, with Johanthan Tesfahawariat and Zebib Berhe Sahlezghi, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Johanthan Tesfahawariat and Zebib Berhe Sahlezghi, husband and wife securing payment of the indebtedness in the original principal amount of \$363,288.00 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 Johanthan Tesfahawariat. 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

LOT 8, BLOCK 2, OF SENDERO SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210261, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

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.

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



Jeff Leva, ~~Sandy Dasigenis~~, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

21

FILED

24-03603
29027 JACOBS RIVER DR, KATY, TX 77494

2025 MAY -8 AM 10:43

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

John Robert
COUNTY CLERK
FORT BEND COUNTY TEXAS JN

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

LOT 5, BLOCK 3, TAMARRON SECTION 10, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150181 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Security Instrument: Deed of Trust dated December 18, 2015 and recorded on December 22, 2015 at Instrument Number 2015142515 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: July 1, 2025, 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 PAULA NILSSON AND LESLIE W. NILSSON secures the repayment of a Note dated December 18, 2015 in the amount of \$175,192.00. 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.



4842220

Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 333 10

Sandy Dasigenis
Substitute Trustee(s): 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||Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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

25TX267-0287
131 ANNES WAY, STAFFORD, TX 77477

2025 MAY -8 AM 10:44

NOTICE OF FORECLOSURE SALE

April P. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS JN

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

LOT ELEVEN (11), IN BLOCK TWO (2), OF THE PROMENADE AT STAFFORD RUN, SECTION NINE (9), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1912/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 2, 2020 and recorded on April 6, 2020 as Instrument Number 2020039496 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ July 01, 2025, 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 MIA DENISE BLAZE secures the repayment of a Note dated April 2, 2020 in the amount of \$263,000.00. CARRINGTON MORTGAGE SERVICES, LLC, 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.

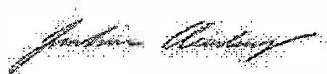


4842723

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, Nicole Durrett, Amar Sood, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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 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: 04/27/2018
Grantor(s): MYESHA RENE THOMAS AN UNARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$186,558.00
Recording Information: Instrument 2018045778
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 6903 ROSEMONT CT, ROSHARON, TX 77583-1505

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 1st day of July, 2025
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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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
2025 MAY -8 AM 10:54
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

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

Substitute Trustee(s): 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, 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-FIVE (25), IN BLOCK ONE (1), OF GLENDALE LAKES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20160082, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/19/2018	Grantor(s)/Mortgagor(s): STACI A. GLENN, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD. DBA HMG MORTGAGE ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2018106815	Property County: FORT BEND
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: 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 TEN (10), IN BLOCK ONE (1), OF RIVER'S EDGE, SECTION TWELVE (12), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF. RECORDED IN PLAT NO. 20070028 OF THE MAP/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, Nicole Durrett, Amar Sood 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(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: 5/5/2025

Dated: 05/08/2025

SANDY DASIGENIS

Printed Name:

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

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

FILED
2025 MAY -8 AM 10:55
FORT BEND COUNTY CLERK
OFFICE OF THE CLERK
FORT BEND COUNTY TEXAS
25

MH File Number: TX-25-109460-POS
Loan Type: FHA

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/31/2018	Grantor(s)/Mortgagor(s): MOHAMMAD Z. KHAN AND GHAZALA KHAN, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2019000619	Property County: FORT BEND
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT THIRTY EIGHT (38), IN BLOCK TWO (2), OF RIVERS MIST, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD UNDER PLAT NO 20150265 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, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood 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(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: 5/7/2025

Dated: 05/08/2025

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

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

MH File Number: TX-25-109611-POS
Loan Type: FHA

FILED
2025 MAY -8 AM 10:56
FORT BEND COUNTY CLERK
J

FILED

26

2025 MAY -8 AM 10:57

23-150344

Notice of Substitute Trustee's Sale

Handwritten signature
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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: March 11, 2016	Original Mortgagor/Grantor: SIMON A. SIMMONDS AND KRASHAUN A. SIMMONDS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR K. HOVNANIAN AMERICAN MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2016027046	Property County: FORT BEND
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 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 \$257,224.00, executed by SIMON A. SIMMONDS and payable to the order of Lender.

Property Address/Mailing Address: 20331 WEEPING PINE WAY, RICHMOND, TX 77407

Legal Description of Property to be Sold: LOT EIGHT (8), IN BLOCK THREE (3), OF FIELDSTONE SEC. 10 AMENDING PLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20150251 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Date of Sale: July 1, 2025	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, LAKEVIEW LOAN SERVICING, LLC ENOTE VESTING -- NATIONSTAR MORTGAGE LLC, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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 *LAKEVIEW LOAN SERVICING, LLC ENOTE VESTING -- NATIONSTAR 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, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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 Mortgagee, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, Trustee

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

24-264659

Notice of Substitute Trustee's Sale

Steph...
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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: February 17, 2022	Original Mortgagor/Grantor: IFEOMA STELLA OKENGWU AND NWOJO OKENGWU OCHURU
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR RESBAN, ITS SUCCESSORS AND OR ASSIGNS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE HOLDERS OF SGRMT 2022-2 MORTGAGE PASS-THROUGH CERTIFICATES
Recorded in: Volume: N/A Page: N/A Instrument No: 2022024126	Property County: FORT BEND
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 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 \$568,000.00, executed by IFEOMA OKENGWU and payable to the order of Lender.

Property Address/Mailing Address: 2202 ALMOND CREEK LANE, FULSHEAR, TX 77423

Legal Description of Property to be Sold: LOT 12, IN BLOCK 1, OF JORDAN RANCH SEC 20, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 20200143, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

A.P.N.: 4204-20-001-0120-901.

Date of Sale: July 1, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: The Fort Bend County Fairgrounds-Building C, 43 10 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 TRUSTEE FOR THE HOLDERS OF SGRMT 2022-2 MORTGAGE PASS-THROUGH CERTIFICATES*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE HOLDERS OF SGRMT 2022-2 MORTGAGE PASS-THROUGH CERTIFICATES* 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, Nicole Durrett, Amar Sood 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 Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs 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

2025 MAY -8 AM 10: 58

24-215498

Notice of Substitute Trustee's Sale

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

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: December 6, 2005	Original Mortgagor/Grantor: PAUL GARZA
Original Beneficiary / Mortgagee: CITIMORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 2005152837	Property County: FORT BEND
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 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 \$78,000.00, executed by PAUL GARZA and payable to the order of Lender.

Property Address/Mailing Address: 3305 AVENUE R, ROSENBERG, TX 77471

Legal Description of Property to be Sold: LOT FORTY-FOUR (44), OF GLENMEADOW, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 5 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: July 1, 2025	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, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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 *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL*



CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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

2025 MAY -8 AM 11:00

25-282146

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)

Handwritten signature and stamp: JN

Table with 2 columns and 3 rows containing mortgage details: Deed of Trust Date, Original Beneficiary, Recorded in, Mortgage Servicer, Original Mortgagee, Current Beneficiary, Property County, and Mortgage Servicer's Address.

* 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 \$168,500.00, executed by WILLIAM VIDES and payable to the order of Lender.

Property Address/Mailing Address: 1826 RIPPLE CREEK DRIVE, ROSENBERG, TX 77471

Legal Description of Property to be Sold: LOT 1, BLOCK 1, OF LOS PINOS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2442/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Table with 2 columns: Date of Sale: July 1, 2025; Earliest time Sale will begin: 1:00 PM

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 TRUSTEE OF CROSS 2023-H2 MORTGAGE TRUST, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2023-H2 MORTGAGE 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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/Mary Akapo

Mary Akapo

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24125990

marakapo@raslg.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

30

2025 MAY -8 AM 11:00

John F. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

JN

STATE OF TEXAS
COUNTY OF FORT BEND

§
§
§

NOTICE OF FORECLOSURE SALE

Fixed Rate Deed of Trust (Texas Home Equity Conversion) ("Deed of Trust")

Dated: 05/21/2009

Grantor(s): Edward L. Angelo

Trustee: Brown Fowler and Alsup PC

Lender: MetLife Home Loans, a Division of MetLife Bank. N.A.

Recorded in: 2009057937 re-recorded 2009093484 of the Real Property Records of Fort Bend County, Texas

Secures: Fixed Rate Note Home Equity Conversion Closed-End ("Note") in the original principal amount of \$427,500.00 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 B-MUSED, LLC ("Beneficiary") by an instrument dated 01/23/2025, and recorded in 2025007039 of the Real Property Records of Fort Bend County, Texas

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston

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

Mortgage Servicer: Land Home Financial Services, Inc.

Mortgage Servicer's 3611 S. Harbor Blvd., Suite 100 Santa Ana, CA
 Address: 92704

Foreclosure Sale:

Date: Tuesday, 07/01/2025 ✓

Time: The sale of the Property ("Foreclosure Sale") will
 take place between the hours of 1:00 pm to 4:00
 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 B-MUSED, 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, B-MUSED, 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 B-MUSED, 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.

Land Home Financial Services, Inc. is representing B-MUSED, 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 B-MUSED, LLC and Land Home Financial Services, Inc. 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.

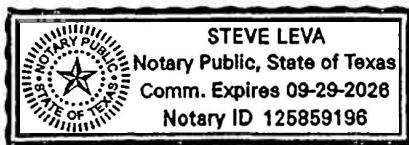
By: *Sandy Dasigenis*
SANDY DASIGENIS Substitute Trustee

STATE OF TEXAS

COUNTY OF FORT BEND



This instrument was acknowledged before me by SANDY DASIGENIS on May 8, 2025



Steve Leva

Notary Public, State of Texas

Commission Expires: 09-29-2026

Printed Name:

STEVE LEVA

Exhibit A: Property Description

LOT 25, IN BLOCK 12, OF SUGAR CREEK, SECTION FIVE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 15 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

PROPERTY ADDRESS: 2802 COUNTRY CLUB BLVD SUGAR LAND, TX 77478

2025 MAY -8 AM 11:01

TS No.: 2018-03076-TX
18-002166-673

Ann R. Reed
COUNTY CLERK
FORT BEND COUNTY TEXAS

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: 07/01/2025

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: 7302 Maple Run Drive, 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 01/03/2006 and recorded 01/12/2006 in Document 2006005495, real property records of Fort Bend County, Texas, with **Abdul R. Usmani, a married man & Karen Usmani, signing pro forma to perfect lien only and Abdul Q Usmani, a married man & Sheeba Usmani, signing pro forma to perfect lien only** grantor(s) and MILA, INC DBA MORTGAGE INVESTMENT LENDING ASSOCIATES, INC 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 **Abdul R. Usmani, a married man & Karen Usmani, signing pro forma to perfect lien only and Abdul Q Usmani, a married man & Sheeba Usmani, signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of \$143,999.00, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE GSAMP TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2018-03076-TX
18-002166-673

Notice of [Substitute] Trustee Sale

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

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

LOT EIGHT (8), IN BLOCK TWO (2) OF GREATWOOD CROSSING, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1668/A & 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**

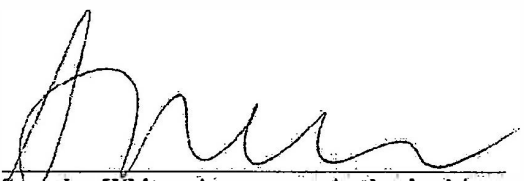
TS No.: 2018-03076-TX
18-092166-673

Notice of [Substitute] Trustee Sale

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

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: May 7, 2025



**Sandra White – Attorney or Authorized Agent of
The Mortgagee or Mortgage Servicer**

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

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

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.

2025 MAY -8 AM 11:02

TS No.: 2019-00230-TX
18-000209-673

 COUNTY CLERK
 FORT BEND COUNTY TEXAS

JN

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: 07/01/2025

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: 11527 WHITTIER BRIDGE LN, SUGAR LAND, TX 77498-0938

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 05/27/2004 and recorded 06/08/2004 in Document 2004069255, real property records of Fort Bend County, Texas, with **Thomas Moore Jr and wife, Linda Moore** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **Wells Fargo Bank, National Association**, as Trustee for **MASTR Asset Backed Securities Trust 2004-OPT2, Mortgage Pass-Through Certificates, Series 2004-OPT2** 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 **Thomas Moore Jr and wife, Linda Moore**, securing the payment of the indebtedness in the original principal amount of **\$170,700.00**, 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 **MASTR Asset Backed Securities Trust 2004-OPT2, Mortgage Pass-Through Certificates, Series 2004-OPT2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2019-00230-TX
18-000209-673

Notice of [Substitute] Trustee Sale

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

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

LOT ELEVEN (11), ON BLOCK TWO (2) OF WOODBRIDGE OF FORT BEND COUNTY SECTION ONE, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1887/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**

TS No.: 2019-00230-TX
18-000209-673

Notice of [Substitute] Trustee Sale

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

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: May 5, 2025



**Sandra White – Attorney or Authorized Agent of
The Mortgagee or Mortgage Servicer**

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

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

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.

SELENE FINANCE LP (SLE)
GAMBLE, MICHAEL AND TANYA
20603 GARDEN RIDGE CANYON, RICHMOND, TX 77407

CONVENTIONAL
Firm File Number: 23-040350

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, July 1, 2025 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: SELENE FINANCE LP
Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
3501 OLYMPUS BOULEVARD
5TH FLOOR, SUITE 500
DALLAS, 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
Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
****AUCTIONEER_NAMES****

FILED IN INSTRUMENTS BY HONORABLE CLERK OF FORT BEND COUNTY, TEXAS this day May 7, 2025.

[Signature]

2025 MAY -9 AM 8:24

FILED

[Signature]
By: _____
Ronny George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
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 TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION 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.

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C&M No. 44-25-01524/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, 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 January 22, 2018 and recorded under Clerk's File No. 2018009228, in the real property records of Fort Bend County Texas, with Arturo Casasa, a married man and spouse, and Claudia Casasa, signing pro forma to perfect the lien. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for S&S Financial, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Arturo Casasa, a married man and spouse, and Claudia Casasa, signing pro forma to perfect the lien. securing payment of the indebtedness in the original principal amount of \$244,500.00 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 Arturo Casasa. 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 16, IN BLOCK 2, OF FALCON RANCH, SECTION 2 A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 2302/A AND 2302/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

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** Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, 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 May 8, 2025.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-25-01524

Sarah A. Trad
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 MAY 12 AM 10:17

FILED

25-01902
12422 THORNTONHALL DR, RICHMOND, TX 77407

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

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

LOT 56, BLOCK 1, OF ALIANA SEC. 65, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20190050, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 27, 2020 and recorded on June 1, 2020 at Instrument Number 2020061896 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: July 1, 2025, 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 ZAHEER P. TEJANI secures the repayment of a Note dated May 27, 2020 in the amount of \$391,375.00. ONSLOW BAY FINANCIAL LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.



4843006

Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): 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||Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 MAY 12 AM 10:19

FILED

TM

25-01799
9342 FLORALCREST DR, HOUSTON, TX 77083

36

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

- Property:** The Property to be sold is described as follows:
- LOT 11, BLOCK 5, EAGLEWOOD, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2118/B & 2119/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- Security Instrument:** Deed of Trust dated July 1, 2021 and recorded on July 8, 2021 at Instrument Number 2021113106 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information:** / July 1, 2025, 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 VIVIAN WILLIAMS AND MICHAEL O. WILLIAMS secures the repayment of a Note dated July 1, 2021 in the amount of \$228,000.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, 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.



4843003

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): 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||Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 MAY 12 AM 10:20

FILED

TM

37

4047 MISSION VALLEY DR
MISSOURI CITY, TX 77459

00000010432474

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: / July 01, 2025

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 30, 2023 and recorded in Document INSTRUMENT NO. 2023114535 real property records of FORT BEND County, Texas, with DAWN D. WILSON, UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAWN D. WILSON, UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$338,751.00, 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

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 MAY 12 AM 10:25

FILED



NTSS00000010432474

37

4047 MISSION VALLEY DR
MISSOURI CITY, TX 77459

0000010432474

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, AMAR SOOD 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: _____

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4047 MISSION VALLEY DR
MISSOURI CITY, TX 77459

00000010432474

00000010432474

FORT BEND

EXHIBIT "A"

LOT FIFTY-ONE (51), IN BLOCK THREE (3), OF QUAIL VALLEY SUBDIVISION GLENN LAKES, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1023/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 11/18/2022
Grantor(s): ONYINYECHUKWU UDEGBUNAM
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$221,000.00
Recording Information: Instrument 2022142582
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 15706 SCHUMANN LANE, HOUSTON, TX 77083-5489

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: M&T Bank
Current Beneficiary: Lakeview Loan Servicing, LLC
Mortgage Servicer Address: 4425 Ponce De Leon Blvd, Mailstop MS5/251, Coral Gables, FL 33146

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of July, 2025
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 Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, 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. Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, 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): Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, 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

FILED
2025 MAY 12 AM 10:25
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

38

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 1, BLOCK 1, OF MISSION GLEN, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 565/B AND 566/A, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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

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: December 29, 2021
Grantor(s): Pamela J Britz, an unmarried woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. dba New American Funding
Original Principal: \$217,000.00
Recording Information: 2022006877
Property County: Fort Bend
Property: LOT FIFTEEN (15), BLOCK TWO (2), OF GREATWOOD BROOKS MILL, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1920/A OF THE PLAT RECORDS IN FORT BEND COUNTY, TEXAS.
Property Address: 8326 Green Valley Drive
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: New American Funding, LLC
Mortgage Servicer: New American Funding
Mortgage Servicer Address: 8201 North FM 620
Suite 120
Austin, TX 78726

SALE INFORMATION:

Date of Sale: July 1, 2025
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, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act

FILED
2025 MAY 13 AM 8:03
COUNTY CLERK
FORT BEND COUNTY TEXAS
Anna Sewart

Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **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.

PLG

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ 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 05/13/2025, 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: Jeff Leva

Date: 05/13/2025

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

WITNESS MY HAND this _____ day of 05/13/2025, _____.

FILED

40

2025 MAY 13 AM 10:16

25TX837-0035
2002 RIVERINE CREST CR, KATY, TX 77494

John P. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

②

NOTICE OF FORECLOSURE SALE

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

LOT SIXTY (60), IN BLOCK ONE (1), OF FIRETHORNE, SECTION TWENTY-EIGHT (28), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20130105 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated March 31, 2017 and recorded on April 7, 2017 as Instrument Number 2017036934 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information:** July 01, 2025, 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 AMINAT ADETOKUNBO OJO AND JOHN OLAITAN OJO secures the repayment of a Note dated March 31, 2017 in the amount of \$416,000.00. 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.

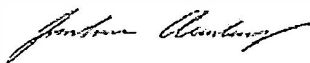


4843027

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, Nicole Durrett, Amar Sood, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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).

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

Date: May 12, 2025

Borrower: AJ100K Investments LLC

Borrower's Address: 3911 Camden Fields Ln
Richmond, TX 77407

Holder/Beneficiary: Toorak Capital Partners, LLC

Holder/Beneficiary's Address: 15 Maple St., Second Floor West
Summit, NJ 07901

Substitute Trustee: James Hollerbach, Sandy Dasigenis, Jeff Leva, Steve Leva,
Nicole Durrett, Amar Sood, Patricia Poston or P. Kyle Cheves
and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

-and-

2950 North Harwood St., #2100
Dallas, Texas 75201

Deed of Trust: Deed of Trust, Assignment of Rents, Security Agreement and
Fixture Filing

Date: October 29, 2021

Grantor: AJ100K Investments LLC

Original Lender: RCN Capital, LLC

FILED
COURT CLERK
FORT BEND COUNTY TEXAS

2025 MAY 13 AM 10:18

FILED @

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.

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 MAY 13 AM 10:19

FILED

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of July, 2025
Time: 1:00 PM or not later than three hours after that time
Place: AT Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 in Fort Bend County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 21, 2017
Grantor(s): BRANDON HARDISON AND JOY OPAL HARDISON, HUSBAND AND WIFE
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for HomeBridge Financial Services, Inc., its successors and assigns
Original Principal: \$398,991.00
Recording Information: Deed Inst.# 2017104598
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$398,991.00 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: 706 Suncatcher Circle, Richmond, TX 77406
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: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, 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, Martin Beltran

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

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
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, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Lot 22, in Block 1, of Harvest Green Sec 9, an Addition to Fort Bend County, Texas, according to the map or plat thereof recorded in Plat Number 20160210, of the Plat Records of Fort Bend County, Texas.

FILED

43

2025 MAY 13 AM 10: 21

Shirley R. ...
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 SEVEN (7), IN BLOCK TEN (10), OF TELFAIR SECTION 33, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20110191, 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 08/13/2021 and recorded in Document 2021161732 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: 07/01/2025

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 HARIBABU KATRAGADDA AND HARITHA MUTHINENI, provides that it secures the payment of the indebtedness in the original principal amount of \$375,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank c/o TRUIST BANK, 1001 Semmes Ave, Richmond, VA 23224 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.

[Signature]

Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

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

Certificate of Posting

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

SELECT PORTFOLIO SERVICING, INC. (SPS)
GRAVES, VALARIE
4214 OAK FOREST DRIVE, MISSOURI CITY, TX 77459

CONVENTIONAL
Firm File Number: 19-033509

FILED

2025 MAY 15 AM 9:27

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 23, 2006, VALARIE GRAVES AND SPOUSE, JOHNNY GRAVES, as Grantor(s), executed a Deed of Trust conveying to DON W. LEDBETTER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR SEBRING CAPITAL PARTNERS, L.P. PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS 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 2006076115, to which reference is herein made for all purposes.

John Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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, July 1, 2025 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 ELEVEN (11), IN BLOCK ONE (1) OF THE FINAL PLAT OF LAKESHORE FOREST ESTATES AT LAKE OLYMPIA, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1645/A AND B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Property Address:	4214 OAK FOREST DRIVE MISSOURI CITY, TX 77459
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	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 WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES WMABS SERIES 2006-HE4 TRUST 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

[Signature]
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, Mathew 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, Auction.com
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 14, 2025.



By: Randy George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
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,
Successor in Interest to Bank of America, National
Association as Trustee successor by merger to LaSalle
Bank, National Association as Trustee for Washington
Mutual Asset-Backed Certificates WMABS Series 2006-
HE4 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.

45 FILED

C&M No. 44-25-01644/ FILE NOS

2025 MAY 15 AM 9:47

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

John P. ...
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 June 29, 2005 and recorded under Clerk's File No. 2005086722, in the real property records of Fort Bend County Texas, with Lillian Conway, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company LTD, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Lillian Conway, an unmarried woman securing payment of the indebtedness in the original principal amount of \$116,636.00 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 Lillian Conway. 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 34, BLOCK 1, 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

SALE INFORMATION

Date of Sale: 07/01/2025

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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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 05/13/2025.

/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. 44-25-01644

FILED

46

C&M No. 44-24-02920/ FILE NOS

2025 MAY 15 AM 9:48

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Just Baker
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 January 13, 2020 and recorded under Clerk's File No. 2020006246, in the real property records of Fort Bend County Texas, with Arintha Mitchell and Shawn Mitchell, Wife and Husband as Community Property as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Hometown Lenders Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Arintha Mitchell and Shawn Mitchell, Wife and Husband as Community Property securing payment of the indebtedness in the original principal amount of \$489,850.00 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 Arintha Mitchell. PHH Mortgage Corporation 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 45, BLOCK 2, CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170232, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, 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 May 13, 2025.

/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. 44-24-02920

FILED 47

2025 MAY 15 AM 9:48

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.

Agnes P. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS
②

Matter No.: 130193-TX

Date: May 13, 2025

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: ERIK RODRIGUEZ, SINGLE MAN

ORIGINAL MORTGAGEE: LENDSURE MORTGAGE CORP.

CURRENT MORTGAGEE: CITIBANK, N.A. AS TRUSTEE FOR ELLINGTON FINANCIAL MORTGAGE TRUST 2021-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-2

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 12/20/2018, RECORDING INFORMATION: Recorded on 12/21/2018, as Instrument No. 2018140751

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-FOUR (24), IN BLOCK TWO (2), OF GRAND VISTA, SECTION FIFTEEN (15), A SUBDIVISION OF 19.2357 ACRES SITUATED IN THE HUGH ROGERS SURVEY, ABSTRACT NO. 309, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20150264, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, 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.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for CITIBANK, N.A. AS TRUSTEE FOR ELLINGTON FINANCIAL MORTGAGE TRUST 2021-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-2 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CITIBANK, N.A. AS TRUSTEE FOR ELLINGTON FINANCIAL MORTGAGE TRUST 2021-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-2
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019



Matter No.: 130193-TX

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 JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

48
FILED

2025 MAY 15 AM 9:48

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.**

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

Fort Bend County Texas Home Equity Security Instrument

Date of Security Instrument:	January 9, 2020
Amount:	\$250,000.00
Grantor(s):	VINCENT F. MASCARI, JR. AND ANDREA SANDERS MASCARI, HUSBAND AND WIFE
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Current Mortgagee:	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Original Trustee:	MANDY BENNETT
Mortgage Servicer and Address:	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 635 Woodward Ave Detroit, MI 48226-1906
Recording Information:	Recorded on 1/14/2020, as Instrument No. 2020004779 Fort Bend County, Texas
Legal Description:	LAND SITUATED IN THE CITY OF BROOKSHIRE IN THE COUNTY OF FORT BEND IN THE STATE OF TX A TRACT OR PARCEL OF LAND CONTAINING 5.1404 ACRES (223,914 SQUARE FEET), LOCATED IN THE ISAAC N. CHARLES SURVEY, ABSTRACT NO. 17, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT 171.62 ACRE TRACT AS DESCRIBED IN DEED FROM CARRIE PICKARD ET VIR CONVEYING 141.119 ACRES OF LAND TO WILLIAM N. CARL, JR., TRUSTEE, AS RECORDED IN VOLUME 503, PAGE 151, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 5.1404 ACRE TRACT ALSO KNOWN AS LOT 66B, PECAN HILL, SECTION TWO AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale:	7/1/2025
Earliest Time Sale Will Begin:	1:00 PM

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.



4843364

WHEREAS, an Default Order was entered on 3/4/2024, under Cause No. 23-DCV-303580, in the 268th 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 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, LEVA, JOHN BURGER, MARTIN BELTRAN, JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON 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, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (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 5/13/2025.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
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

111526-TX

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 652000000662901

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

A Tract or Parcel of land containing 5.1404 acres (223,914 Square Feet), located in the Isaac N. Charles Survey, Abstract No. 17, Fort Bend County, Texas, Being a Portion of that 171.62 acre tract as described in deed from Carrie Pickard Et Vir conveying 141.119 Acres of land to William N. Carl, Jr., Trustee, as recorded in Volume 503, Page 151, of the Deed Records of Fort Bend County, Texas, said 5.1404 acre tract also known as Lot 66B, Pecan Hill, Section Two and being more particularly described by Metes and Bounds as Follows:

Commencing at a Point for Corner being the most Easterly Southeast Corner of Said 171.62 acre Tract, in the West Right of Way Line of State Highway No. FM 359 (100 Feet in Width);

Thence Westerly with the Southern fenced boundary of said 171.62 acre Tract, the following courses and distances;

Thence North 88 degrees 44 minutes 48 seconds West, a Distance Of 653.83 Feet;

Thence North 89 degrees 02 minutes 09 seconds West, a Distance Of 917.63 Feet;

Thence North 89 degrees 27 minutes 45 seconds West, a Distance Of 506.47 Feet;

Thence South 88 degrees 56 minutes 07 seconds West, a Distance Of 544.09 Feet;

Thence North 89 degrees 51 minutes 32 seconds West, a Distance Of 1,072.33 Feet to the point of beginning and the Southeast Corner of the herein described tract;

Thence North 89 degrees 51 minutes 32 seconds West, continuing along the said Southern Boundary of said 171.62 acre Tract, a distance of 791.42 feet to a set 1/2 Iron Rod Lying in the North Right of Way Line of Pool Hill Road (60 Feet in. Width), said 1/2 inch lying in a Curve to the left and marking the Southwest Corner of the herein described tract;

Thence in a Northeasterly direction along the said the said curve to the left and the North Right of Way Line of Pool Hill Road, along the arc of said curve to the left having a Radius of 933.87 Feet, a Central Angle of 17 degrees 07 Minutes, 33 Seconds, an arc Length of 279.13 Feet, a Chord that Bears North 08 degrees 21 minutes 09 seconds East, a Chord distance of 278.10 feet to a found 1 inch Iron Pipe marking a Point of Tangent;

Thence North 0 degrees 12 minutes 37 seconds West, along the said North Right of Way line of Pool Hill Road, a distance of 15.98 Feet to a found 1 inch Iron Pipe marking the Northwest Corner of the herein described tract;

Thence North 89 degrees 47 minutes 23 seconds East, a distance of 750.00 Feet To a Found 1 Inch Iron Pipe marking the Northeast Corner of the herein described tract;

Thence South 0 degrees 12 minutes 37 seconds East, a distance of 295.83 Feet to the point of beginning and containing 5.1404 acres, (223,914 Square Feet) of Land.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 4511 Pool Hill Rd, Brookshire, TX 77423-9237

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

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FILED

2025 MAY 15 AM 9:49

1614 LAKE GRAYSON DR
KATY, TX 77494

Chris Pickett
COUNTY CLERK
FORT BEND COUNTY TEXAS

00000010406171

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: July 01, 2025

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 01, 2008 and recorded in Document INSTRUMENT NO. 2008086479; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO(S) 2014059340, 2018047850, 2018048488, AND 2024066644 real property records of FORT BEND County, Texas, with CHANNING P. DUMAS AND WIFE, SHALONDA DUMAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHANNING P. DUMAS AND WIFE, SHALONDA DUMAS, securing the payment of the indebtednesses in the original principal amount of \$260,441.00, 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



49

1614 LAKE GRAYSON DR
KATY, TX 77494

00000010406171

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, AMAR SOOD 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: _____

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1614 LAKE GRAYSON DR
KATY, TX 77494

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FORT BEND

EXHIBIT "A"

LOT TWENTY-SEVEN (27), IN BLOCK THREE (3), OF COUNTRY LAKES AT GRAYSON LAKES, SECTION SIX (6), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060197 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2025 MAY 15 AM 9:49

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Christy P. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

FORT BEND County

Deed of Trust Dated: January 11, 2010

Amount: \$119,590.00

Grantor(s): YOLANDA STEVENS

Original Mortgagee: CITIMORTGAGE, INC.

Current Mortgagee: SELECT PORTFOLIO SERVICING, INC.

Mortgagee Address: SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Recording Information: Document No. 2010004280

Legal Description: LOT 11, BLOCK 2 OF OLYMPIA ESTATES, PHASE 1, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NUMBER 20040240, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: July 1, 2025 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 STEVE LEVA, NICOLE DURRETT, AMAR SOOD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, GAIL BELL, AND JACQUILINE WILLIAMS 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 Alan Garcia
Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-001836

Sandy Dasigenis
Printed Name: S ANDY DAS GENIS
c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/28/2020	Grantor(s)/Mortgagor(s): HAY H PEREZ AND LUIS MIGUEL PEREZ WIFE AND HUSBAND, AND JUAN A RUBIO AND MARIA G RUBIO HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020116625	Property County: FORT BEND
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: 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 9, IN BLOCK 1, OF OLYMPIA ESTATES, SECTION 11, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20190135, 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, Nicole Durrett, Amar Sood 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(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: 5/13/2025

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

Dated: 05/15/2025

SANDY DASIGENIS
Printed Name:

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

2025 MAY 15 AM 9:49
FILED
FORT BEND COUNTY TEXAS

MH File Number: TX-25-109425-POS
Loan Type: FHA

FILED

52

2025 MAY 15 AM 9:49

25-298615

Notice of Substitute Trustee's Sale

[Handwritten Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

[Handwritten Mark]

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: December 14, 2023	Original Mortgagor/Grantor: OASIS PROPERTIES PARTNERSHIP LLC, A LIMITED LIABILITY COMPANY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, ("MERS") AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM8 TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 2023120379	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing	Mortgage Servicer's Address: 3217 S. Decker Lake Dr. Salt Lake City, Utah 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 \$181,500.00, executed by NATHANIEL MCNEILL, MEMBER OF OASIS PARTNERSHIP LLC, A LIMITED LIABILITY COMPANY and payable to the order of Lender.

Property Address/Mailing Address: 7511 BRIAR RUN CT, MISSOURI CITY, TX 77489

Legal Description of Property to be Sold: LOT NINETEEN (19), IN BLOCK SIX (6), OF BRIARGATE SECTION EIGHT (8), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 7, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: July 1, 2025	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, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM8 TRUST*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2024-NQM8 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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/Mary Akapo
Mary Akapo
Attorney for Select Portfolio Servicing, Inc.
State Bar No.:24125990
marakapo@raslg.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

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: September 21, 2022

Grantor(s): Mark Maxwell Sutter III, a married man, joined herein pro forma by spouse Monica Sutter

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Better Mortgage Corporation

Original Principal: \$408,500.00

Recording Information: 2022121960

Property County: Fort Bend

Property: LOT SEVENTEEN (17), IN BLOCK ONE (1), OF CREEKSIDE AT CROSS CREEK RANCH SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20100059 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 28215 Goose Creek Court
Fulshear, TX 77441

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Newrez LLC d/b/a/ Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer: 75 Beattie Place
Address: Greenville, SC 29601

2025 MAY 19 PM 1:50
 FILED
 Dawn Richard
 COUNTY CLERK
 FORT BEND COUNTY TEXAS

SALE INFORMATION:

Date of Sale: July 1, 2025
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471, 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, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, 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;

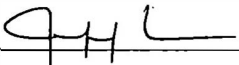
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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.

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ 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 05/19/2025, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

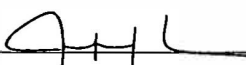


Declarant's Name: Jeff Leva

Date: 05/19/2025

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

WITNESS MY HAND this _____ day of 05/19/2025, _____.



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Notice of Foreclosure Sale

May 21, 2025

13
Spencer Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 MAY 21 AM 10:05

FILED

Note/Deed of Trust (“Deed of Trust”):

Dated: December 21, 2022

Grantor: Lloyd Igbokwe and spouse Chantrelle Igbokwe

Trustee: Michael Fritz Baird

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk’s file number 2022152844 of the real property records of Fort Bend County, Texas

Legal Description: **Lot 3, Block 1, of SHADOW GLEN AT RIVERSTONE, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Instrument No. 20110057, of the Plat Records of Fort Bend County, Texas.**

Property Address: 5914 Ravens Mill Ct., Sugar Land, TX 77479.

Secures: Note (“Note”) in the original principal amount of \$640,000.00, executed by Lloyd Igbokwe and Chantrelle Igbokwe (“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, 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: July 1, 2025

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 77471, 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

55

Notice of Foreclosure Sale

May 21, 2025

TM
Diana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 MAY 21 AM 10:05

FILED

Deed of Trust

Dated: September 6, 2022

Grantor: Constance LaNora Guillory, a single person

Trustee: Michael Fritz Baird

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 2022116461 of the real property records of Fort Bend County, Texas

Legal Description: **Lot Thirty Eight (38), in Block Two (2), of FULBROOK ON FULSHEAR CREEK SECTION FIFTEEN AMENDING PLAT, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20210095, of the Plat Records, Fort Bend County, Texas.**

Property Address: 30602 Oakview Ct., Fulshear, TX 77441

Secures: Note ("Note") in the original principal amount of \$647,200.00, executed by Constance LaNora Guillory ("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: / July 1, 2025

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 77471, 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.

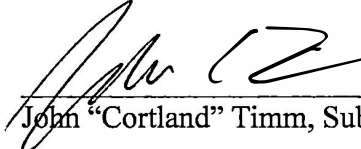
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE CONVENTIONAL
SERVICING (ALW)
THOMPSON, ESTATE OF ALICE AND KIMBERLY B. Firm File Number: 18-030469
HART
17619 TRINITY MEADOW LANE, RICHMOND, TX 77469

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 19, 2006, ALICE THOMPSON AN UNMARRIED PERSON AND KIMBERLY B. HART AND SPOUSE BYRON HART, as Grantor(s), executed a Deed of Trust conveying to THOMAS F. VEITERS, as Trustee, the Real Estate hereinafter described, to OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION 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 2006123335, 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, July 1, 2025 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.

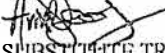
Said Real Estate is described as follows: In the County of Fort Bend, State of Texas:

LOT 33, BLOCK 1, TWIN OAKS VILLAGE, SECTION FOUR, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2254/B AND 2255/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

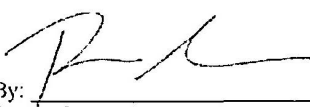
Property Address: 17619 TRINITY MEADOW LANE
RICHMOND, TX 77469
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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. Amar Sood
Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press,
Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva
or Patricia Poston, Auction.com
l Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 15, 2025.


By: Ronny George
Texas Bar No. 24123104
Grant Tabor
Fort Bend County Clerk
Irvine, CA 92618
2025 MAY 22 AM 8:16
FILED

56

Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Wells Fargo Bank, N.A. as Trustee for
Option One Mortgage Loan Trust 2007-FXD1

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.

57

FILED

2025 MAY 22 AM 10:15

13
J. J. [Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.: 132442-TX

Date: May 15, 2025

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: SHERIN EZZAT-MOFADDAL, A SINGLE PERSON

ORIGINAL MORTGAGEE: WELLS FARGO BANK, NATIONAL ASSOCIATION

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2024-RP3

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 10/25/2010, RECORDING INFORMATION: Recorded on 11/9/2010, as Instrument No. 2010110129

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-THREE (23), IN BLOCK ONE (1), OF WEST OAKS VILLAGE SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S) 1483/B AND 148/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. MORE ACCURATLEY DESCRIBED AS: LOT TWENTY-THREE (23), IN BLOCK ONE (1), OF WEST OAKS VILLAGE SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S) 1483/B AND 1484/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, 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.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2024-RP3 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:



Matter No.: 132442-TX

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2024-RP3
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
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.

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, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

58

2422 TEAL RUN PLACE DRIVE
FRESNO, TX 77545

00000010359479

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: / July 01, 2025

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, 2004 and recorded in Document CLERK'S FILE NO. 2004081021; REFILED UNDER CLERK'S FILE NO. 2005114995; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2011110243, 2020008387 & 2021140870 real property records of FORT BEND County, Texas, with TONYA BRADFORD, A SINGLE WOMAN, grantor(s) and AAMES FUNDING CORPORATION DBAAAMES HOME LOAN, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TONYA BRADFORD, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$129,600.00, 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, SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2004-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-7 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

FILED
2025 MAY 22 AM 10:17
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS



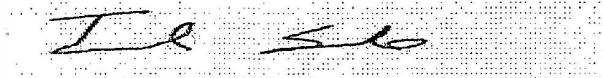
58

2422 TEAL RUN PLACE DRIVE
FRESNO, TX 77545

00000010359479

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, AMAR SOOD, NICOLE DURRETT 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: _____

5/22/25

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2422 TEAL RUN PLACE DRIVE
FRESNO, TX 77545

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FORT BEND

EXHIBIT "A"

THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FORT BEND, STATE OF TEXAS, AND DESCRIBED AS FOLLOWS:

LOT ONE HUNDRED FOUR (104), IN BLOCK ONE (1), OF TEAL RUN, SECTION FIFTEEN (15), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2477/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/12/2022	Grantor(s)/Mortgagor(s): GIRMA TEFERA A/K/A GIRMACHEW TEFERA AND PAMELA TEFERA, A MARRIED COUPLE, OWNING, OCCUPYING AND CLAIMING OTHER PROPERTY AS HOMESTEAD
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMEXPRESS MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee on behalf of Homes 2023-NQM1 Trust
Recorded in: Volume: N/A Page: N/A Instrument No: 2022106240	Property County: FORT BEND
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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(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: 5/19/2025

Dated: 5/22/25

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

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

FILED
2025 MAY 22 AM 10:17
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

MH File Number: TX-25-108824-POS
Loan Type: Business Purpose Loan

TX-25-108824-POS

Legal Description

Property 1:
 A WESTERLY PORTION OF LOT EIGHT (8), BLOCK NINE (9), KEEGANS WOOD, SECTION TWO (2), A SUBDIVISION IN HARRIS AND FORT BEND COUNTIES, TEXAS, ACCORDING TO THE PLAT THEROF RECORD IN VOLUME 30, PAGE 1, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT LYING IN THE NORTH RIGHT-OF-WAY LINE ON BONNER CREST DRIVE (50 FEET WIDE);

THENCE, N 00° 04' 56" E, A DISTANCE OF 115.00 FEET TO A 5/8 INCH ROD FOUND FOR CORNER;

THENCE, N 89° 36' 56" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE, S 00° 23' 04" E, A DISTANCE OF 115.00 FEET TO AN "X" CUT IN CONCRETE FOR CORNER, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED BONNER CREST DRIVE;

THENCE, S 89° 36' 56" W, ALONG THE NORTH RIGHT-OF WAY LINE OF SAID BONNER CREST DRIVE, A DISTANCE OF 55.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,379 SQUARE FEET OF LAND. (PROPERTY LIES SOLELY IN FORT BEND COUNTY, TEXAS.)

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/27/2012	Grantor(s)/Mortgagor(s): TANCEY Y. HOUSTON, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2012114022	Property County: FORT BEND
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Fort Bend County Fairgrounds-Building C, 4310 Highway 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 TEN (10), IN BLOCK THREE (3), OF CAMBRIDGE FALLS, SECTION 2, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070047 OF THE MAP/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, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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(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: 5/21/2025

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

Dated: 5/22/25

SANDY DASIGENIS

Printed Name:

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

Spencer Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 MAY 22 AM 10:18

FILED

MH File Number: TX-25-110087-POS
Loan Type: USDA Farm Loan

23-147886

Notice of Substitute Trustee's Sale

61
FILED
2025 MAY 22 AM 10:18
Jana Reshank
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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: January 31, 2003	Original Mortgagor/Grantor: JANICE A. KELLY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 2003014599	Property County: FORT BEND
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 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 \$99,600.00, executed by JANICE A. KELLY and payable to the order of Lender.

Property Address/Mailing Address: 4423 EAGLEWOOD TRL DR, FRESNO, TX 77545

Legal Description of Property to be Sold: LOT THIRTY-SIX (36), IN BLOCK TWO (2), OF TEAL RUN, SECTION SEVEN (7) A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE NAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S), 1500/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: July 1, 2025	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, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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 *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood or Patricia Poston, Trustee

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

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24-259416

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: June 30, 2000	Original Mortgagor/Grantor: BIRDIE M. BAKER AND GEORGE WILLIAMS AND LESTER BAKER
Original Beneficiary / Mortgagee: JIM WALTER HOMES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X
Recorded in: Volume: N/A Page: N/A Instrument No: 711005	Property County: FORT BEND
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

* 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 \$200,628.00, executed by BIRDIE M BAKER; GEORGE WILLIAMS; ESTATE OF LESTER BAKER and payable to the order of Lender.

Property Address/Mailing Address: 8907 PARK ST, NEEDVILLE, TX 77461

Legal Description of Property to be Sold: LOT FIVE (5), BLOCK THREE (3), ADDITION TWO (2), CONSISTING OF 8.34 ACRES TO THE VALKA BROTHERS 21.5 ACRE SUBDIVISION OUT OF THE JOHN AND WILLIE VALKA ORIGINAL 160 ACRE SUBDIVISION SECTION 26, H. & T.C R.R. CO. SURVEY, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS. OUT OF THE GRANT HEREBY MADE THERE IS, HOWEVER, EXCEPTED AND RESERVED ALL MINERALS IN AND UNDER THE ABOVE DESCRIBED LAD TO PURE OIL CO., AS DESCRIBED IN A DEED FROM PURE OIL CO. TO FRANK O. VALKA DATED DECEMBER 24, 1940, AND RECORDED IN VOLUME 193, PAGE 630 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, TO WHICH REFER IN AID HEREOF.

BEING THE SAME TRACT CONVEYED BY DEED FROM BEN FRANKLIN TO BIRDIE MAE BAKER AND RECORDED IN THE DEED RECORDS OF FORT BEND COUNTY, TEXAS IN VOLUME 618, PAGE 354..

Date of Sale: July 1, 2025	Earliest time Sale will begin: 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, U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN



INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X, 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, Nicole Durrett, Amar Sood 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 U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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.

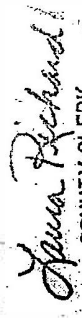

SUBSTITUTE TRUSTEE

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, Nicole Durrett, Amar Sood 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

2025 MAY 22 AM 10:19


COUNTY CLERK
BEND COUNTY, TEXAS

63

24-260935

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: January 27, 2023	Original Mortgagor/Grantor: GLORIA WOODS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: DATA MORTGAGE INC., DBA ESSEX MORTGAGE
Recorded in: Volume: N/A Page: N/A Instrument No: 2023008790	Property County: FORT BEND
Mortgage Servicer: DATA MORTGAGE, INC. D/B/A ESSEX MORTGAGE	Mortgage Servicer's Address: 1417 N MAGNOLIA AVE OCALA, FL 34475

* 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 \$428,041.00, executed by GLORIA WOODS and payable to the order of Lender.

Property Address/Mailing Address: 2702 HUMBLE WAY, ROSENBERG, TX 77471

Legal Description of Property to be Sold: LOT 19, BLOCK 1, KINGDOM HEIGHTS SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20210025 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Date of Sale: July 1, 2025	Earliest time Sale will begin: 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, *DATA MORTGAGE INC., DBA ESSEX MORTGAGE*, 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, Nicole Durrett, Amar Sood 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 *DATA MORTGAGE INC., DBA ESSEX MORTGAGE* 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood or Patricia Poston, Trustee

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

FILED
2025 MAY 22 AM 10:19
Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

64

TS No.: 2023-00396-TX
18-001176-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: /07/01/2025

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: 15 Bees Creek Court, Missouri City, TX 77459

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 07/28/2004 and recorded 07/30/2004 in Document 2004093292, real property records of Fort Bend County, Texas, with Bert Emanuel and Teri Emanuel, husband and wife grantor(s) and INDYMAC BANK, F.S.B. A FEDERALLY CHARTERED SAVINGS BANK 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 Bert Emanuel and Teri Emanuel, husband and wife, securing the payment of the indebtedness in the original principal amount of \$582,900.00, 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 Trustee for **INDYMAC INDX MORTGAGE LOAN TRUST 2004-AR9, MORTGAGE PASS-THROUGH CERTIFICATES Series 2004-AR9** is the current mortgagee of the note and deed of trust or contract lien.

Jenna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS
2025 MAY 22 AM 10:22
FILED
Page 1 of 3

64

TS No.: 2023-00396-TX
18-001176-673

Notice of [Substitute] Trustee Sale

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

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

LOT SEVEN (7), IN BLOCK ONE (1) OF SIENNA ACREAGE ESTATES PHASE ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2356/B, OF THE MAP/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**

64

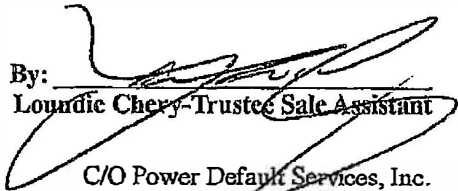
TS No.: 2023-00396-TX
18-001176-673

Notice of [Substitute] Trustee Sale

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

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: May 19, 2025

By: 
~~Loundie Cheryl - 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

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

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.

65

TS No.: 2023-01174-TX
19-000940-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: / 07/01/2025

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: 211 KIRKWOOD COURT, SUGAR LAND, TX 77478

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 07/12/2002 and recorded 07/19/2002 in Document 2002076802, real property records of Fort Bend County, Texas, with **Linda Hawk, an unmarried woman** grantor(s) and BNC MORTGAGE, INC., A DELAWARE 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 **Linda Hawk, an unmarried woman**, securing the payment of the indebtedness in the original principal amount of **\$400,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon, f/k/a, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC7** is the current mortgagee of the note and deed of trust or contract lien.

FILED
2025 MAY 22 AM 10:22
Spencer Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

65

TS No.: 2023-01174-TX
19-000940-673

Notice of [Substitute] Trustee Sale

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

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: 05/21/2025



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

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

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

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.

66

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 TWO (2), IN BLOCK TWO (2), OF SEVEN MEADOWS, SECTION SEVEN (7), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S) 2317/BAND 2318/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 11/07/2006 and recorded in Document 2006147175 real property records of Fort Bend County, Texas. Re-filed in Document 2008050518 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: / 07/01/2025

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 JORGE H DE LA GARZA AND MAXIEL DE LA GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$320,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2 ASSET-BACKED CERTIFICATES SERIES 2007-FXD2 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 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2 ASSET-BACKED CERTIFICATES SERIES 2007-FXD2 c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2 ASSET-BACKED CERTIFICATES SERIES 2007-FXD2 obtained a Order from the US District Court, Southern District on 01/25/2024 under Cause No. 4:22-CV-4468. 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 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
2025 MAY 22 AM 10:22
FORT BEND COUNTY CLERK
COUNTY CLERK
FORT BEND COUNTY TEXAS

67

TS No.: 2025-00395-TX
20-000513-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 07/01/2025

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: 15714 MUNSON LANE, HOUSTON, TX 77053

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 06/09/2006 and recorded 06/13/2006 in Document 2006070015, real property records of Fort Bend County, Texas, with **PAULA WILLIAMS** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, Wells Fargo Bank, National Association, As Trustee For Securitized Asset Backed Receivables LLC Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3 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 **PAULA WILLIAMS**, securing the payment of the indebtedness in the original principal amount of **\$84,000.00**, 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, National Association, As Trustee For Securitized Asset Backed Receivables LLC Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3** is the current mortgagee of the note and deed of trust or contract lien.

FILED
2025 MAY 22 AM 10:23
Paula Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

67

TS No.: 2025-00395-TX
20-000513-673

Notice of [Substitute] Trustee Sale

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

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

LOT THIRTEEN (13), IN BLOCK EIGHT (8), 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 COUNT, 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**

67

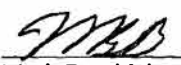
TS No.: 2025-00395-TX
20-000513-673

Notice of [Substitute] Trustee Sale

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

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: 05/19/2025



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

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

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

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.

68

TS No.: 2025-00645-TX
20-000401-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: /07/01/2025

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: 21003 PRAIRE GREEN CT, RICHMOND, TX 77406

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 07/21/2006 and recorded 07/26/2006 in Document 2006090382, real property records of Fort Bend County, Texas, with THOMAS FRANKS, A SINGLE MAN grantor(s) and FREMONT INVESTMENT & LOAN 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 THOMAS FRANKS, A SINGLE MAN, securing the payment of the indebtedness in the original principal amount of \$208,000.00, 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-C is the current mortgagee of the note and deed of trust or contract lien.

FORT BEND COUNTY CLERK
FORT BEND COUNTY, TEXAS

Thomas Franks

2025 MAY 22 AM 10:23

FILED

68

TS No.: 2025-00645-TX
20-000401-673

Notice of [Substitute] Trustee Sale

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

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

LOT FOUR (4), IN BLOCK TWO (2), OF LONG MEADOW FARMS; SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK NO. 20040049 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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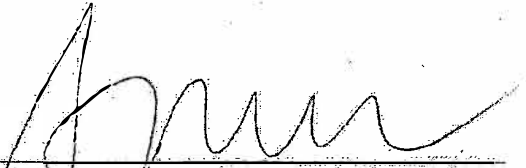
TS No.: 2025-00645-TX
20-000401-673

Notice of [Substitute] Trustee Sale

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

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: May 14, 2025



Saundra White -- Attorney or Authorized Agent of
The Mortgagee or Mortgage Servicer

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

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

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.

TS No.: 2025-00670-TX
25-000474-673

FOR
FORT BEND COUNTY, TEXAS
COUNTY CLERK
Jenna Richards

2025 MAY 22 AM 10:2

69
FILED

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: /07/01/2025

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: 3138 COUNTRY CLUB BOULEVARD, STAFFORD, TX 77477

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 04/21/2005 and recorded 04/29/2005 in Document 2005049258, real property records of Fort Bend County, Texas, with **MARGERINE W. WILLIAMS, AN UNMARRIED WOMAN** grantor(s) and **BNC MORTGAGE, INC., A DELAWARE 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 **MARGERINE W. WILLIAMS, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$267,750.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION**, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass- Through Certificates, Series 2005-6 is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2025-00670-TX
25-000474-673

Notice of [Substitute] Trustee Sale

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

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

LOT SIXTEEN (16), IN BLOCK ONE (1), OF REPLAT OF SUGAR CREEK, SECTION TWELVE (12), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO.(S) 819/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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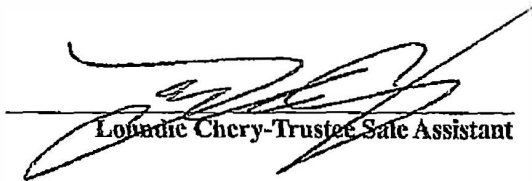
TS No.: 2025-00670-TX
25-000474-673

Notice of [Substitute] Trustee Sale

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

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: May 21, 2025


Lonadic Chery-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

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

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.

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: May 25, 2006

Grantor(s): Africca N. Alexander

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Countrywide Home Loans, Inc.

Original Principal: \$132,087.20

Recording Information: 2006064429

Property County: Fort Bend

Property: LOT THIRTY-FIVE (35), IN BLOCK FOUR (4), OF WINFIELD LAKES, SECTION 8, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050243 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 2518 Balsam Ridge Way
Fresno, TX 77545

2025 MAY 23 PM 3:09
 FILED
 FORT BEND COUNTY CLERK TEXAS
Spencer Richard

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-10

Mortgage Servicer: Shellpoint Mortgage Servicing

Mortgage Servicer Address: 75 Beattie Place
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: July 1, 2025

Time of Sale: 1:00 PM or within three hours thereafter.

Place of Sale: Fort Bend County Fairgrounds-Building C, 4310 Highway 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, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act

Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **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.

P Jones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ 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 05/23/2025, 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: 05/23/2025

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

WITNESS MY HAND this _____ day of 05/23/2025, _____.

Jeff Leva

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FILED

2025 MAY 29 AM 9: 51

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.**

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS JN

Matter No.: 136234-TX

Date: May 23, 2025

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: DAVID A. SANDERS AND WIFE, MICHELE SANDERS
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITIMORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II
MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 5/29/2009, RECORDING INFORMATION: Recorded on 6/5/2009, as Instrument No. 2009056526

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SIXTEEN (16), BLOCK ONE (1), CANYON GATE AT WESTHELME LAKES, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO 20060308, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, 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.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234



Matter No.: 136234-TX

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, MATTHEW HANSEN, EVAN PRESS, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, JAMI GRADY, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM LLC, JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FILED

NOTICE OF TRUSTEE'S SALE 2025 MAY 29 AM 9:56 JN

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 24, 2016 and recorded under Clerk's File No. 2016120152, in the real property records of FORT BEND County Texas, with Jennica L Wilson, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jennica L Wilson, an unmarried woman securing payment of the indebtedness in the original principal amount of \$201,286.00 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 Jennica L Wilson. 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

LOT 26, BLOCK 1 OF LONG MEADOW FARMS, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20040056 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025 ✓

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.

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



Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

FILED

73

2025 MAY 29 AM 9:58

23TX477-0006
4311 TOLEDO BEND DRIVE, RICHMOND, TX 77469

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS JN

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT TWENTY-NINE (29), BLOCK TWO (2), OF WATERSIDE ESTATES, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 1951/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated January 24, 2005 and recorded on February 3, 2005 as Instrument Number 2005013660 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information: July 01, 2025, 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 YVONNE LOBOGNON AND HYACINTHE NDRI secures the repayment of a Note dated January 24, 2005 in the amount of \$220,000.00. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. 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.

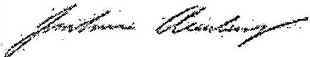


4844032

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, Nicole Durrett, Amar Sood, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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

2025 MAY 29 AM 9:59

C&M No. 44-25-00364/ RECORD NOS

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF TRUSTEE'S SALE

Anna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS JN

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 May 23, 2005 and recorded under Clerk's File No. 2005064627, in the real property records of FORT BEND County Texas, with Angela Holden, a single woman as Grantor(s) and Long Beach Mortgage Company, a corporation as Original Mortgagee.

Deed of Trust executed by Angela Holden, a single woman securing payment of the indebtedness in the original principal amount of \$117,450.00 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 Angela Holden. JPMorgan Chase Bank, National Association 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. JPMorgan Chase Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. JPMorgan Chase Bank, National Association, is representing the Mortgagee, whose address is: 3415 Vision Drive, Columbus, OH 43219-6009.

Legal Description:

LOT FIVE (5) AND THE NORTH EIGHT FEET (8') OF LOT SIX (6), IN BLOCK NINE (9), OF MEADOWCREEK SUBDIVISION, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 7 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025 ✓

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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, 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



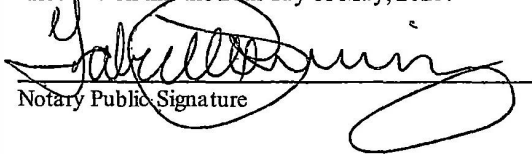
Will Morphis, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

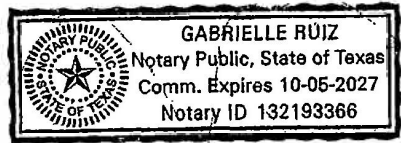
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Will Morphis as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 28th day of May, 2025.


Notary Public Signature



Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-00364

FILED

75

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
MOHAMMADI, FARID A
21131 LILAC MEADOWS LANE, RICHMOND, TX 77407

CONVENTIONAL
Firm File Number: 25-042841

2025 MAY 29 AM 11:02

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 8, 2022, FARID A MOHAMMADI AND BIBIGEETHA MOHAMMADI, HUSBAND WIFE, as Grantor(s), executed a Deed of Trust conveying to RUTH W. GARNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOUSTON HOME LOAN, INC. 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 2022092032, 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, July 1, 2025** 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 17, IN BLOCK 2, OF LAKEMONT SEC. 9, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2566/A OF THE PLAT RECORDS
OF FORT BEND COUNTY, TEXAS

Property Address: 21131 LILAC MEADOWS LANE
RICHMOND, TX 77407
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

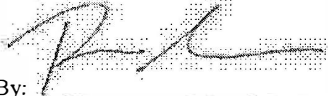
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 28, 2025.


By: _____
Ronny George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905

Kathryn Dahlin
Texas Bar No. 24053165
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for NewRez LLC d/b/a Shellpoint Mortgage
Servicing

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 76

2025 MAY 29 AM 11:04

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
SASU, EMMANUEL JR
16202 KNOLLRIDGE COURT, HOUSTON, TX 77053

CONVENTIONAL
Firm File Number: 25-042848

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS JN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 13, 2015, EMMANUEL A. SASU, JR., A MARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to RUTH W. GARNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SHERMAN BRIDGE FUND, LLC DBA SHERMAN BRIDGE LENDING 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 2015103128, 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, July 1, 2025** 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 THIRTY-FOUR (34), IN BLOCK FIFTEEN (15), OF RIDGEGATE, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 60 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.


Property Address: 16202 KNOLLRIDGE COURT
HOUSTON, TX 77053
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: AMERIHOME MORTGAGE COMPANY, LLC
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 28, 2025.

By: 
Ronny George
Texas Bar No. 24123104
Grant Tabor

Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Amerihome Mortgage Company, LLC

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 11

2025 MAY 29 AM 11:04

25-308675

Notice of Substitute Trustee's Sale

Sandra Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS *JN*

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: July 14, 2020	Original Mortgagor/Grantor: MARI TRACE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 2020088034	Property County: FORT BEND
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 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 \$375,250.00, executed by MARI TRACE and payable to the order of Lender.

Property Address/Mailing Address: 29210 ERICA LEE CT, KATY, TX 77494

Legal Description of Property to be Sold: LOT 6, BLOCK 2, OF FIRETHORNE WEST SECTION 10, AN ADDITION TO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20140115, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. .

Date of Sale: July 1, 2025 ✓	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, *U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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 *U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood or Patricia Poston, Trustee

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

FILED

78

2025 MAY 29 AM 11:06

618 7th St, Sugar Land, TX 77498

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

24-039726

JN

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: 07/01/2025 ✓
- 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 12/31/2007 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number, 2008000931 with David W. Murders and Tiffany Murders (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 David W. Murders and Tiffany Murders, securing the payment of the indebtedness in the original amount of \$143,000.00, 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 NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT SIXTY-THREE (63), IN, BLOCK ONE (1), OF A REPLAT OF SUGAR MILL, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 8, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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. Selene Finance LP, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
9990 Richmond Ave Ste 400 South
Houston, TX 77042



SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie
Murphy, Wayne Daughtrey, Steve Leva, Nicole
Durrett OR AUCTION.COM OR Kirk Schwartz,
Esq. or Carson Emmons, Esq. or Justin Ritchie, Esq.
c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

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

79

2025 MAY 29 AM 11:07

5319 Wyatt James Lane, Brookshire, TX 77423

Anna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

25-003386

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: 07/01/2025 ✓
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 2/16/2022 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2022022880 with Dashleigh R. Limbrick (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, LLC, a California Limited Liability Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Dashleigh R. Limbrick, securing the payment of the indebtedness in the original amount of \$323,165.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Guild Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT TWELVE (12), IN BLOCK THREE (3), OF VANBROOKE SECTION 2, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20190040, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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. Guild Mortgage Company, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Guild Mortgage Company, LLC
5887 Copley Dr.
San Diego, CA 92111



SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR AUCTION.COM OR Kirk Schwartz, Esq. or Carson Emmons, Esq. or Justin Ritchie, Esq. c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

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: _____

80
FILED

2025 MAY 29 AM 11:10

Spencer 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 THREE (3) IN BLOCK TWENTY-THREE (23) OF QUAIL VALLEY SUBDIVISION, ELDORADO SECTION, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 1 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 09/08/2003 and recorded in Document 2003140085 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: 07/01/2025 ✓

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 BILLIE P. RENKEN AND CARL W. RENKEN JR, provides that it secures the payment of the indebtedness in the original principal amount of \$232,344.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION 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 PHH MORTGAGE CORPORATION 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. PHH MORTGAGE CORPORATION obtained a Order from the 434th District Court of Fort Bend County on 05/13/2025 under Cause No. 25-DCV-325767. 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.

Brandon Wolf

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

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

Certificate of Posting

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

81
FILED

2025 MAY 29 AM 11:10

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS JN

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 FIVE (5), BLOCK TWO (2) OF SIENNA VILLAGE OF WATER LAKE, SECTION TWENTY-FIVE A (25-A), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050193 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 10/22/2020 and recorded in Document 2020148442 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:

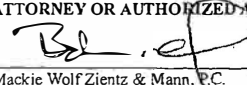
Date: 07/01/2025 ✓
Time: 01:00 PM
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by 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 DAVION DERAY ANDERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$438,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

For additional sale information visit: www.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.

82

FILED

2025 MAY 29 AM 11:11

Spencer 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 NINETEEN (19), IN BLOCK TWO (2), OF THE WOODS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE 692/B 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 03/01/2004 and recorded in Document 2004027267 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:

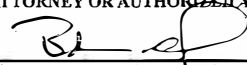
- Date: 07/01/2025 ✓
- Time: 01:00 PM
- Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated 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 JOSEPH A. JACKSON, provides that it secures the payment of the indebtedness in the original principal amount of \$142,627.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A. c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 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: servicelinkauction.com/texas or (866) 539-4173

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.

83

FILED

2025 MAY 29 AM 11:11

TS No.: 2023-00796-TX
18-001133-673

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS *JN*

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: 07/01/2025 ✓

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: 2623 Atlas Drive, Missouri City, TX 77459

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 02/25/2005 and recorded 03/10/2005 in Document 2005027889, real property records of Fort Bend County, Texas, with **Regina A. Harris and Spouse, Mosby J. Harris** grantor(s) and SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP 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 **Regina A. Harris and Spouse, Mosby J. Harris**, securing the payment of the indebtedness in the original principal amount of **\$215,464.00**, 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 Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS5** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2023-00796-TX
18-001133-673

Notice of [Substitute] Trustee Sale

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

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

LOT NINETEEN (19) BLOCK ONE (1) OF OLYMPIA ESTATES, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 2330/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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TS No.: 2023-00796-TX
18-001133-673

Notice of [Substitute] Trustee Sale

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

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: 05/23/2025



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

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

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

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

2025 MAY 29 PM 3:49

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Lawrence Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 2025-15046-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: **7/1/2025**
- Time: **The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.**
- 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 Seven (7), in Block Four (4) of SIENNA PLANTATION, SECTION 28, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in/under Plat No. 20200195 of the Plat Records of Fort Bend County, Texas.

Commonly known as: 8726 WINDSONG TRAIL DR MISSOURI CITY, TX 77459

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated **10/5/2022** and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on **10/5/2022** under County Clerk's File No **2022127001**, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

- Grantor(s):** **TARRELL KENTAY CARTER SR., HUSBAND AND WIFE**
- Original Trustee:** **Brad Mauritzen**
- Substitute Trustee:** **Nestor Solutions, LLC, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender aka Megan L. Randle, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Jeff Benton, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams**
- Original Mortgagee:** **Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, Ltd., its successors and assigns**
- Current Mortgagee:** **Freedom Mortgage Corporation**
- Mortgage Servicer:** **Freedom Mortgage Corporation**

T.S. #: 2025-15046-TX

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 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 \$424,526.00, executed by TARRELL KENTAY CARTER SR., HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, 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
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
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. #: 2025-15046-TX

Dated: 05/29/2

Nestor Solutions, LLC, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender aka Megan L. Randle, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Jeff Benton, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams

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

85

FILED

2025 MAY 29 PM 3:49

Notice of Substitute Trustee Sale

Janae Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 25-14836

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: *7/1/2025*
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 HOUSTON, Texas, at the following location: 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 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:

LOT SIX 6. IN BLOCK ONE 1, OF MISSION BEND SOUTH, SECTION TWO 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 29, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/4/2007 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2007056134, recorded on 5/8/2007, of the Real Property Records of Fort Bend County, Texas.
Property Address: 7022 SAN PABLO DRIVE HOUSTON, TX 77083 US

Trustor(s): **MARIO ESTRADA MEDINA AND MARIA M. GOMEZ** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust** Loan Servicer: **SN Servicing Corporation**

Current Substituted Trustees: **Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoko, Wayne Daughtrey, Nicole Durrett, Prestige Default 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.

T.S. #: 25-14836

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 MARIO ESTRADA MEDINA AND SPOUSE MARIA M. GOMEZ. 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 \$121,200.00, executed by MARIO ESTRADA MEDINA AND SPOUSE MARIA M. GOMEZ, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MARIO ESTRADA MEDINA AND SPOUSE MARIA M. GOMEZ to MARIO ESTRADA MEDINA AND MARIA M. GOMEZ. 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 SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

Dated: 05/29/12 Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoko, Wayne Daughtrey, Nicole Durrett , Prestige Default Services, LLC,

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

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T.S. #: 25-14836

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

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 16, 2020
Grantor(s): Alexander Byers and Qian Zhang, Husband and Wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for LeaderOne Financial Corporation
Original Principal: \$281,517.00
Recording Information: 2020091200
Property County: Fort Bend
Property: Lot Twenty-eight (28), in Block One (1), of Plantation Trails at First Colony Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Slide No(s). 1871/B and 1872/A, of the Plat Records of Fort Bend County, Texas.
Property Address: 4019 Royal Plantation Lane Missouri City, TX 77459

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Servbank, SB
Mortgage Servicer: Servbank, SB
Mortgage Servicer Address: 3138 E. Elwood Street Phoenix, AZ 85034

2025 JUN -4 AM 9:41
FILED
FOR FORT BEND COUNTY, TEXAS
COUNTY CLERK
John Richard

SALE INFORMATION:

Date of Sale: July 1, 2025
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds-Building C, 4310 Highway 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, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, 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;

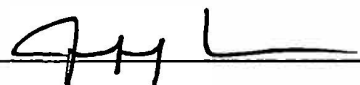
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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.

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ 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 06/04/2025, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

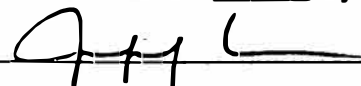


Declarant's Name: Jeff Leva

Date: 06/04/2025

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

WITNESS MY HAND this _____ day of 06/04/2025, _____



FILED

87

2025 JUN -5 AM 10: 11

C&M No. 44-25-01808/FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

[Signature]
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 July 15, 2013 and recorded under Clerk's File No. 2013090598, in the real property records of Fort Bend County Texas, with Greg Lomasang and Mindi Lomasang, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home USA Mortgage, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Greg Lomasang and Mindi Lomasang, husband and wife securing payment of the indebtedness in the original principal amount of \$351,500.00 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 Greg Lomasang. Freedom Mortgage Corporation 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. Freedom Mortgage is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage, is representing the Mortgagee, whose address is: 951 Yamato Road, Suite 175, Boca Raton, FL 33431.

Legal Description:

LOT 1, BLOCK 1, SIENNA VILLAGE OF SHIPMAN'S LANDING SECTION NINETEEN, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2514B AND 2515A, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, 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 June 3, 2025.

/s/ Danva F. Gladney SBOT No. 24059786, 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. 44-25-01808

FILED

mm

C&M No. 44-24-03715/ FILE NOS

2025 JUN -5 AM 10: 12

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Anna Richard
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. 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 May 02, 2006 and recorded under Clerk's File No. 2006054731, in the real property records of Fort Bend County Texas, with Cheryl Ann Clark and Adam Lavine as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for The CIT Group/Consumer Finance, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Cheryl Ann Clark and Adam Lavine securing payment of the indebtedness in the original principal amount of \$81,590.00 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 Cheryl Ann Clark. 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 2007-HE2, Asset Backed Pass-Through Certificates 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 THIRTY (30), IN BLOCK FIVE (5), OF TOWNWEST, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 54, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025 ✓

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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, 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 06/02/2025.

/s/ Danya F. Gladney SBOT No. 24059786, 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. 44-24-03715

FILED

nm

C&M No. 44-23-2144/ FILE NOS

2025 JUN -5 AM 10: 12

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

[Signature]
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 April 06, 2020 and recorded under Clerk's File No. 2020042311, in the real property records of Fort Bend County Texas, with James W. Edwards and Coni A. Ferrera Edwards, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Royal United Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by James W. Edwards and Coni A. Ferrera Edwards, Husband and Wife securing payment of the indebtedness in the original principal amount of \$192,000.00 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 James W. Edwards. CITIZENS BANK N.A. f/k/a RBS CITIZENS N.A. 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. Citizens Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A., is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

LOT TWO (2), IN BLOCK TWO (2) OF BELMONT, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 3 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025 ✓

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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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, 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 06/02/2025.

/s/ Danya F. Gladney SBOT No. 24059786, 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. 44-23-2144

FILED

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Rmc

2025 JUN -5 AM 10: 12

NOTICE OF FORECLOSURE SALE

Ann Deibel
COUNTY CLERK
FORT BEND COUNTY TEXAS

Deed of Trust:

Dated: November 7, 2023

Grantor: DML REAL ESTATE INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY

Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company

Lender: Capital Fund I, LLC, an Arizona limited liability company

Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company

Recorded: **Instrument #2023109130**, recorded on November 14, 2023, in the official Real Property (Deed) Records of FORT BEND COUNTY, Texas

Secures: **Promissory Note** ("Note") in the original principal amount of \$1,080,000.00, executed by DML REAL ESTATE INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender

Maturity Date: November 1, 2024

Legal Description:

LOT TEN (10), IN BLOCK ONE (1), OF SIENNA VILLAGE OF WATERS LAKE, SECTION SEVEN, A (7A), A SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1903, B OF THE MAP AND OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS; and more commonly known as 26 COMMANDERS COVE, MISSOURI CITY, TX 77459

FORECLOSURE SALE:

Date: **Tuesday, July 1, 2025** ✓

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: 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 COMMISSIONERS COURT

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 or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, AND/OR Nicole Durrett

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, or its Loan Servicer, 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, or Loan Servicer'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 or Loan Servicer passes the Foreclosure Sale, then 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, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

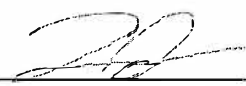
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED

HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

FILED *Ran*

NOTICE OF FORECLOSURE SALE 2025 JUN -5 AM 10: 13

Deed of Trust:

Dated: October 8, 2024

Grantor: ELIZABETH HIDALGO RODRIGUEZ

Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company

Lender: Capital Fund I, LLC, an Arizona limited liability company

Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company

Recorded: **Instrument #2024099887** recorded on October 11, 2024, in the official Real Property (Deed) Records of FORT BEND COUNTY, Texas

Secures: **Promissory Note** ("Note") in the original principal amount of \$126,000.00, executed by ELIZABETH HIDALGO RODRIGUEZ ("Borrower") and payable to the order of Lender

Maturity Date: October 1, 2025

Jack O'Boyle
 COUNTY CLERK
 FORT BEND COUNTY TEXAS

Legal Description:

LOT 37, IN BLOCK 1, OF QUAIL GREEN WEST SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN, UNDER VOLUME 22, PAGE 56, OF THE MAP, PLAT RECORDS OF FORT BEND COUNTY, TEXAS; and more commonly known as 1915 LAZY LN, MISSOURI CITY, TX 77489

FORECLOSURE SALE:

Date: **Tuesday, July 1, 2025** ✓

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: 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 COMMISSIONERS COURT

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 or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, AND/OR Nicole Durrett

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, or its Loan Servicer, 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, or Loan Servicer'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 or Loan Servicer passes the Foreclosure Sale, then 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, or Loan Servicer. 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.

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

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

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FILED *new*

2025 JUN -5 AM 10: 14

5307 STREAMSIDE TRAIL
FULSHEAR, TX 77441

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

00000010373280

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: July 01, 2025 ✓
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 25, 2019 and recorded in Document CLERK'S FILE NO. 2019136275 real property records of FORT BEND County, Texas, with OLUSOLA O OKUSAGA AND LORITA IFEZO-OKUSAGA 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 OLUSOLA O OKUSAGA AND LORITA IFEZO-OKUSAGA HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$451,629.00, 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



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5307 STREAMSIDE TRAIL
FULSHEAR, TX 77441

0000010373280

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, AMAR SOOD 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: _____

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5307 STREAMSIDE TRAIL
FULSHEAR, TX 77441

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FORT BEND

EXHIBIT "A"

LOT 18, BLOCK 1, OF FULBROOK ON FULSHEAR CREEK SECTION TWELVE, AN ADDITION TO THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20170031, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

93

FILED

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2025 JUN -5 AM 10: 14

16328 MELLOW OAKS LANE
SUGAR LAND, TX 77478

00000010437929

Ann B. ...
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: July 01, 2025 ✓
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 May 20, 2004 and recorded in Document CLERK'S FILE NO. 2004065403 real property records of FORT BEND County, Texas, with ERIKA MCGAUGHEY, JOINED HEREIN PRO FORMA BY HER HUSBAND, THOMAS MCGAUGHEY, grantor(s) and CONTRYWIDE HOME LOANS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERIKA MCGAUGHEY, JOINED HEREIN PRO FORMA BY HER HUSBAND, THOMAS MCGAUGHEY, securing the payment of the indebtednesses in the original principal amount of \$184,775.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
5426 BAY CENTER DR
SUITE 300
TAMPA, FL 33609



16328 MELLOW OAKS LANE
SUGAR LAND, TX 77478

00000010437929

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, AMAR SOOD, NICOLE DURRETT 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: _____

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16328 MELLOW OAKS LANE
SUGAR LAND, TX 77478

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FORT BEND

EXHIBIT "A"

LOT FIVE (5), IN BLOCK TWO (2), OF VILLAGE OF OAK LAKE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2132/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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FILED

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2025 JUN -5 AM 10: 14

13511 SILENT WALK DR
PEARLAND, TX 77584

00000010475432

John 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: July 01, 2025 ✓
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 05, 2019 and recorded in Document INSTRUMENT NO. 2019088191; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2021057012 real property records of FORT BEND County, Texas, with JAMAAL G. CRAWFORD, A MARRIED MAN AND LAJUAN CRAWFORD, HIS SPOUSE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMAAL G. CRAWFORD, A MARRIED MAN AND LAJUAN CRAWFORD, HIS SPOUSE, securing the payment of the indebtednesses in the original principal amount of \$280,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



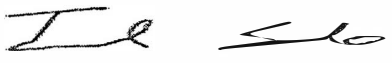
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13511 SILENT WALK DR
PEARLAND, TX 77584

0000010475432

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, AMAR SOOD 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: _____

94

13511 SILENT WALK DR
PEARLAND, TX 77584

00000010475432

00000010475432

FORT BEND

EXHIBIT "A"

LOT 3, BLOCK 2, OF SHADOW CREEK RANCH, SF-51A, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050258, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED *mm*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 JUN -5 AM 10: 15

FORT BEND County

Deed of Trust Dated: February 28, 2022
Amount: \$1,618,738.00

Grantor(s): OLABISI GBOBOH MARTIN and OVIGUE GBOBOH MARTIN
Original Mortgagee: MEMBER HOME LOAN, LLC, A LIMITED LIABILITY COMPANY.

Current Mortgagee: FIRST SERVICE CREDIT UNION

Mortgagee Address: FIRST SERVICE CREDIT UNION, PO Box 941914, HOUSTON, TX 77094

Recording Information: Document No. 2022028990

Legal Description: LOT 1, BLOCK 1, OF FINAL PLAT OF FULSHEAR RUN SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200158, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Ann Beland
COUNTY CLERK
FORT BEND COUNTY TEXAS

Date of Sale: July 1, 2025 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 STEVE LEVA, NICOLE DURRETT, AMAR SOOD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, GAIL BELL, AND JACQUILINE WILLIAMS 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 Mortgageor, 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 Mortgageors 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
Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-003051

Sandy Dasigenis

Printed Name: SANDY DASIGENIS

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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 1st day of July, 2025
Time: 1:00 PM or not later than three hours after that time
Place: AT Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, 77471 in Fort Bend County, Texas.

TERMS OF SALE: CASH

FILED
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 JUN -5 AM 10:15

FILED
man

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 13, 2022
Grantor(s): Kanan Omarov and Gunel Omarova, husband and wife.
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for C&T Mortgage, Inc., its successors and assigns
Original Principal: \$598,500.00
Recording Information: Deed Inst.# 2022068515,
Current Mortgagee/Beneficiary: Ameris Bank
Secures: The Promissory Note (the "Note") in the original principal amount of \$598,500.00 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: 27422 Canyon Reach Dr, Katy, TX 77494
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: Ameris Bank
Mortgage Servicer Address: 1 Corporate Drive, Suite 360 Lake Zurich, IL 60047

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SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, 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, Martin Beltran

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

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/Coury Jacocks Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for Ameris Bank
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
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, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

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EXHIBIT "A"

Lot Thirty-nine (39), in Block Two (2), of Canyon-Lakes at Cardiff Ranch, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No(s). 20090083, of the Plat Records of Fort Bend County, Texas

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

Instrument to be Foreclosed: The Instrument to be foreclosed is the **Wraparound** Deed of Trust.

Re: Debt evidenced by that certain **Wraparound** Real Estate Lien Note dated April 16, 2019 and executed on May 11, 2019, in the Original Principal Amount of \$555,000.00 (the "Note") executed by Jordan O. Williams, Jr. and Tavonye Williams to 9411 Plaza Point Trust?. That Note is secured by a certain **Wraparound** Deed of Trust and Security Agreement of even date, (the "Deed of Trust") from Jordan O. Williams, Jr. and Tavonye Williams to Bret A. Schulte as Trustee for the benefit of 9411 Plaza Point Trust. That Deed of Trust having been recorded as Document No. 2019053800 in the Official Public Records of Fort Bend County, Texas.

LEGAL DESCRIPTION: Lot 12, Block 1, of SIENNA VILLAGE OF DESTREHAN, SECTION 9B, a subdivision in Fort Bend County, Teas according to the map or plat thereof recorded in Plat No. 20170063, of the Map and/or Plat records of Fort Bend County, Texas

WHEREAS, the undersigned has been appointed Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the current owner and holder of that debt has requested that the undersigned to sell the herein described property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the First (1st) day of July, 2025, between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Fort Bend County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place.

CURRENTLY, BY ORDER OF THE COMMISSIONER'S COURT, OF FORT BEND COUNTY, TEXAS, THE SALES SHALL BE HELD AT THE FOLLOWING LOCATION: FORT BEND COUNTY FAIRGROUNDS – BUILDING C 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77491.

The Trustee's Sale will begin no earlier than 1:00 p.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 9 day of June 2025.

09
FORT BEND COUNTY CLERK
2025 JUN -9 AM 10:30

Susan Mills
Susan Mills, James Mills, Andrew Mills, Andrew Mills-Middlebrook, Ed Henderson or George Hawthorne as Substitute Trustee, any to act, as Successor Substitute Trustee, to act under and by virtue of said Deed of Trust.

Questions should be directed to: Foreclosure Department
(512) 340-0331

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.

2025 JUN -9 AM 10:27
Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

FILED

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JAMEIL G. AGUIRRE, A SINGLE MAN delivered that one certain Deed of Trust dated DECEMBER 20, 2019, which is recorded in INSTRUMENT NO. 2019148601 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 \$201,286.00 payable to the order of FAIRWAY INDEPENDENT MORTGAGE CORPORATION, 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 Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on JULY 1, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT THIRTY-THREE (33), IN BLOCK ONE (1), OF TEAL RUN MEADOWS, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2194/A 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).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, 244 SOUTH GATEWAY PLACE, JENKS, OKLAHOMA 74037. The name and address of the Mortgage Servicer is GATEWAY MORTGAGE, P.O. BOX 1560, JENKS, OK 74037. 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 a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a 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: JUNE 9, 2025.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR JEFF LEVA OR SANDY DASIGENIS OR MEGAN L. RANDLE OR EBBIE MURPHY OR WAYNE DAUGHTREY OR STEVE LEVA OR NICOLE DURETT

FILE NO.: GMG-3028
PROPERTY: 4023 FLORAL WAY CT
FRESNO, TEXAS 77545
JAMEIL G. AGUIRRE

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



4845174

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UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS

United States Bankruptcy Court
Southern District of Texas

ENTERED

March 21, 2024

Nathan Ochsner, Clerk

In Jameil Gabriel Aguirre
Re:

Case No.: 24-30890

Debtor

Chapter: 13

ORDER OF DISMISSAL

United States Bankruptcy Court
Southern District of Texas

RED

1, 2024


Nathan Ochsner, Clerk

Appropriate notice having been given that the case would be dismissed without further notice if the debtor failed to comply with the Deficiency Order issued in this case, and

The Clerk having informed the court that the debtor has failed to satisfy the deficiency, as set out in the docket entry for this order

It is ORDERED that this case is DISMISSED.

Signed and Entered on Docket: 3/21/24


Christopher M. Lopez
United States Bankruptcy Judge

United States Bankruptcy Court
Southern District of Texas

RED

25TX453-0007
19619 NORFOLK RIDGE WAY, RICHMOND, TX 77407

NOTICE OF FORECLOSURE SALE

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

LOT SEVEN (7), IN BLOCK NINE (9), OF WATERVIEW ESTATES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED ON PLAT NO. 20040042, OF THE PLAT RECORDS FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 30, 2014 and recorded on November 3, 2014 as Instrument Number 2014120606 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: July 01, 2025, 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 JACKIE KEMP secures the repayment of a Note dated October 30, 2014 in the amount of \$213,600.00. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, whose address is c/o NewRez, LLC d/b/a Shellpoint Mortgage Servicing, PO Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and NewRez, LLC d/b/a Shellpoint Mortgage Servicing 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
2025 JUN -9 AM 10:28
Sharon F. Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS



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, Nicole Durrett, Amar Sood, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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 FORECLOSURE SALE

May 22, 2025

Shana Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 JUN -9 AM 10:29

FILED

Deed of Trust ("Deed of Trust"):

- Dated:** December 28, 2022
- Grantor:** Inocente Silbas Jr.
- Trustee:** Liang Gao
- Lender:** Good Bull 477, LLC
- Recorded in:** Instrument No. 2022155035 of the real property records of Fort Bend County, Texas
- Legal Description:** Tract 20 BEING a 10.100 acre tract situated in the H. & T.C. R.R. Co. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 482.734 acre tract described in instrument to Good Bull 477, LLC, recorded under Clerk's File Number 2021195926 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), said 10.100 acre tract being more particularly described by metes and bounds in the attached Exhibit A.
- Secures:** Promissory Note ("Note") in the original principal amount of \$265,000.00, executed by Inocente Silbas Jr. ("Borrower") and payable to the order of Lender
- Substitute Trustee:** Jeff Leva, Sandy Dasigenis, Steve Leva, Nicole Durett, or David Garvin
- Substitute Trustee's Address:** c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

- Date:** Tuesday, July 1, 2025 ✓
- 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 1:00 P.M. and not later than three hours thereafter.

Place: Fort Bend County, Texas at the following location: Fort Bend County Fairgrounds – Building C, at 4310 Highway 36 South, Rosenberg, Texas 77471, or any other place designated for real property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Fort Bend County, Texas.

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 Good Bull 477, 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, Good Bull 477, 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 Good Bull 477, 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 Good Bull 477, LLC’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 Good Bull 477, LLC 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 Good Bull 477, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

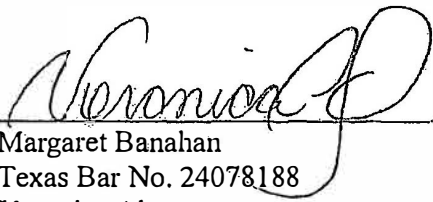
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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



Margaret Banahan
Texas Bar No. 24078188
Veronica Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Almaguer Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Jeff Leva, Sandy Dasigenis, Steve Leva, Nicole Durett, or David Garvin
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exhibit A

JA 22 3107


TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
 (936)756-7447 FAX (936)756-7448
 FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 20
10.100 ACRES
**IN THE H. & T.C. RR. Co. SURVEY, ABSTRACT NUMBER 237
 FORT BEND COUNTY, TEXAS**

BEING a 10.100 acre tract situated in the H. & T.C. RR. Co. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 482.734 acre tract described in instrument to Good Bull 477, LLC, recorded under Clerk's File Number 2021195926, of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found at the intersection of the approximate centerline of Wolfgang Road with the approximate centerline of said Barak Road, for the southerly corner of said 482.734 acre tract, and the herein described 10.100 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:13,689,100.41, E:3,002,346.94, South Central Zone (4204), grid measurements;

THENCE North 48°31'04" West, 15.25 feet, with the approximate centerline of said Wolfgang Road, the southwesterly line of said 482.734 acre, to a calculated point for the southwesterly corner of the herein described 10.100 acre tract;

THENCE severing, over and across said 482.734 acre tract the following three (3) courses and distances:

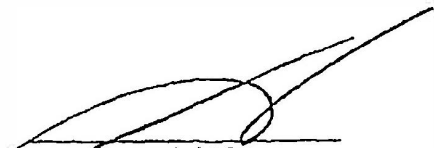
1. North 00°50'27" East, at a distance of 41.76 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin of said Wolfgang Road for reference, in all, a total distance of 1329.09 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 41°52'11" East, 370.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 07°13'23" East, at a distance of 1148.79 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said Barak Road, for reference, in all, a total distance of 1174.59 feet, to a calculated point in the approximate centerline of said Barak Road, the southeasterly line of said 482.734 acre tract, being the southeasterly corner of the herein described 10.100 acre tract, from which a 5/8 inch iron rod with cap found for reference, bears North 41°52'11" East, 1327.09 feet;

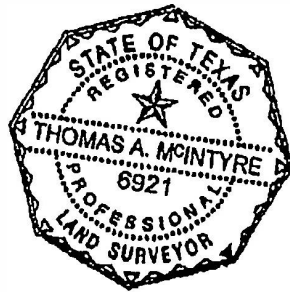
THENCE South 41°52'11" West, 603.62 feet, with the approximate centerline of said Barak Road, the southeasterly line of said 482.734 acre tract, to the **POINT OF BEGINNING**, containing a computed area of 10.100 acres of land within this Field Note Description.

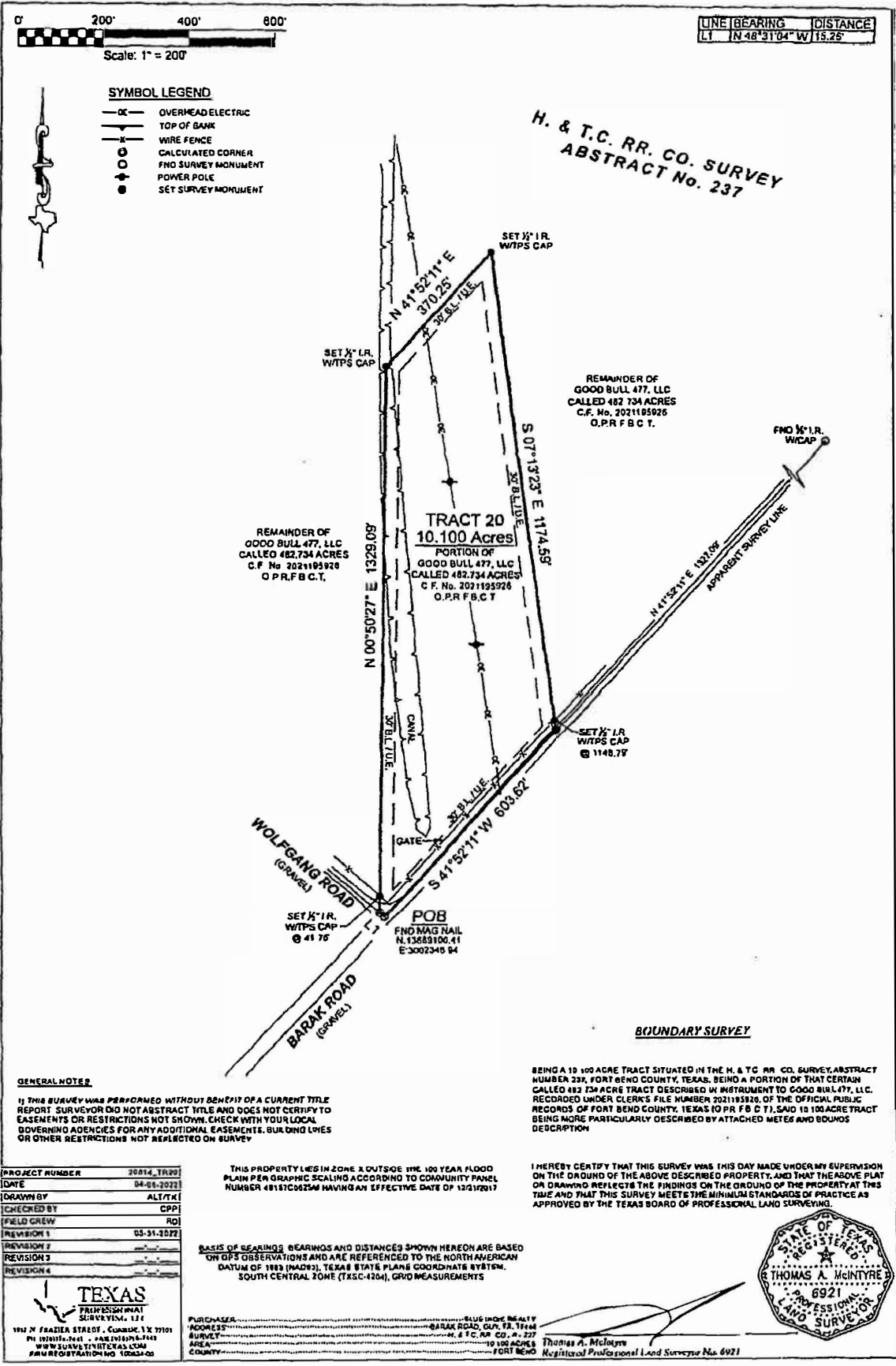
This Field Note Description was prepared from a survey performed on the ground on April 6, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20814_TR 20 - CPP.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone (4204), grid measurements.

May 31, 2022
Date


Thomas A. McIntyre
R.P.L.S. No. 6921





**H. & T.C. RR. CO. SURVEY
ABSTRACT No. 237**

- SYMBOL LEGEND**
- OVERHEAD ELECTRIC
 - +— TOP OF BANK
 - x— WIRE FENCE
 - x— CALCULATED CORNER
 - x— FND SURVEY MONUMENT
 - x— POWER POLE
 - x— SET SURVEY MONUMENT

0 200' 400' 800'
Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 48° 31' 04"	W 115.25'

REMAINDER OF
GOOD BULL 477, LLC
CALLED 482.734 ACRES
C.F. No. 2021195926
O.P.R.F.B.C.T.

TRACT 20
10.100 Acres
PORTION OF
GOOD BULL 477, LLC
CALLED 482.734 ACRES
C.F. No. 2021195926
O.P.R.F.B.C.T.

REMAINDER OF
GOOD BULL 477, LLC
CALLED 482.734 ACRES
C.F. No. 2021195926
O.P.R.F.B.C.T.

SET K 1/4 R.
WTPS CAP
@ 41.76'

POB
FND MAG NAIL
N. 13689100.41
E. 30023410.84

SET N 1/4 R.
WTPS CAP
@ 1148.75'

BOUNDARY SURVEY

GENERAL NOTES

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BOUNDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 10.100 ACRE TRACT SITUATED IN THE H. & T.C. RR. CO. SURVEY, ABSTRACT NUMBER 237, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 482.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO GOOD BULL 477, LLC, RECORDED UNDER CLERK'S FILE NUMBER 2021195926, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), SAID 10.100 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT NUMBER	20214_TR20
DATE	04-05-2023
DRAWN BY	ALT/TK
CHECKED BY	CPPI
FIELD CREW	RDI
REVISION 1	05-31-2022
REVISION 2	
REVISION 3	
REVISION 4	

THIS PROPERTY LIES IN ZONE 2 OUTSIDE THE 100 YEAR FLOOD PLAIN PER GRAPHIC SCALING ACCORDING TO COMMUNITY PANEL NUMBER 48157C0252M HAVING AN EFFECTIVE DATE OF 12/21/2017

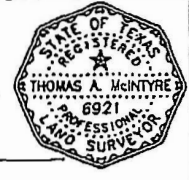
I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUNDS OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUNDS OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TASC-4204), GRID MEASUREMENTS

TEXAS
PROFESSIONAL
SURVEYING, LLC
1912 N FRASIER STREET, COLUMBIA, TX 77011
PH 281.851.7441 FAX 281.851.7443
WWW.SURVEYINGINTEXAS.COM
SJM REGISTRATION NO. 100334-00

PURCHASER: BLUE HONEY BEAUTY
ADDRESS: BARAK ROAD, GULF, TX 77448
SURVEY: H. & T.C. RR. CO., A-237
AREA: 10.100 ACRES
COUNTY: FORT BEND

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 1st day of March, 2022, Theresa Ballard (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Snap Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Snap Alpha, LLC; and

WHEREAS, Snap Alpha, LLC is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of July, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the north area of the Fort Bend County Fairgrounds, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. LOT 39, IN BLOCK 1, OF HARVEST GREEN, SECTION (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20150147 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9th day of June, 2025.

ADDRESS OF SUBSTITUTE TRUSTEE:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Snap Alpha, LLC
16107 Kensington Drive #220
Sugar Land, TX 77479

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JUN -9 AM 10:29

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 14th day of August, 2020, Tidwell Tract, Ltd (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of July, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the Fort Bend County Fairgrounds Building C, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9th day of June, 2025.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

Return to:
J. Glenn Lee, Trustee for Alpha
Invesco Corporation Profit Sharing Plan
P.O. Box 19562
Houston, TX 77224

Shana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JUN -9 AM 10:29

FILED

EXHIBIT "A"

The Land referred to herein below is situated in the County of Fort Bend, State of Texas, and is described as follows:

BEING out of 14.816 acres of land, more or less, and being the remainder of a call 15.432 Acre Tract of Land out of the Amtex Properties Ltd. call 335.34 Acre Tract (County Clerk's File #2002100334), and being in the Eugene Wheat Survey, Abstract 396, Fort Bend County, Texas. (Bearings referenced to the Northeast line of said call 335.34 Acre Tract recorded in County Clerk's File #2001099856, said line bears South 68deg.31'37" East), are the following 4 Tracts:

TRACT A

A Field Note Description of a 3.6346 Acre Tract of Land out of the Tidwell Tract, Ltd. call 15.432 Acre Tract II. (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 936, City of Rosenberg, Fort Bend County, Texas.

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15.432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.06 feet;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 763.94 feet for the Northeast corner and point of beginning of the said tract described herein;

THENCE South 22 deg. 23 min. 44 sec. West, a distance of 50.02 feet for the Southeast corner of the said tract described herein;

THENCE North 67 deg. 48 min.04 sec. West, a distance of 590.01 feet for the Southwest corner of the said tract described herein;

THENCE North 22 deg. 23 min.57 sec. East, a distance of 494.23 feet for the Northwest corner of the said tract described herein:TRACT B

THENCE South 67 deg. 48 min.19 sec. East, a distance of 289.98 feet;

THENCE South 22 deg. 23 min.57 sec. West, a distance of 444.25 feet;

THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.03 feet to the place of beginning and containing 3.6346 Acres (158,323 SQ. FT) of land.

TRACT B

A Field Note Description of a 1.5307 Acre Tract of Land out of the Tidwell Tract, Ltd. call 15.432 Acre Tract II. (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 936, City of Rosenberg, Fort Bend County, Texas.

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15.432 Acre Tract;

THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.06 feet;

THENCE South 22 deg. 23 min. 44 sec. West, a distance of 541.70 feet for the Northeast corner and point of beginning of the said tract described herein;

THENCE South 22 deg. 23 min. 44 sec. West, a distance of 222.25 feet for the Southeast corner of the said tract described herein;

THENCE North 67 deg. 48 min.19 sec. West, a distance of 300.03 feet for the Southwest corner of the said tract described herein;

THENCE North 22 deg. 23 min.57 sec. East, a distance of 222.25 feet for the Northwest corner of the said tract described herein;

THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.01 feet to the place of beginning and containing 1-5307 Acres (66,679 SQ. FT) of land.

TRACT C

A Field Note Description of a 1.5290 Acre Tract of Land out of the Tidwell Tract, Ltd. call 15.432 Acre Tract II. (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 936, City of Rosenberg, Fort Bend County, Texas.

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15.432 Acre Tract;

THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.06 feet;

THENCE South 22 deg. 23 min. 44 sec. West, a distance of 319.69 feet for the Northeast corner and point of beginning of the said tract described herein;

THENCE South 22 deg. 23 min. 44 sec. West, a distance of 222.00 feet for the Southeast corner of the said tract described herein;

THENCE North 67 deg. 48 min.19 sec. West, a distance of 300.01 feet for the Southwest corner of the said tract described herein;

THENCE North 22 deg. 23 min.57 sec. East, a distance of 222.00 feet for the Northwest corner of the said tract described herein;

THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.00 feet to the place of beginning and containing 1.5290 Acres (66,602 SQ. FT) of land.

TRACT D

A Field Note Description of a 2.5729 Acre Tract of Land out of the Tidwell Tract, Ltd. call 15.432 Acre Tract II. (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 936, City of Rosenberg, Fort Bend County, Texas.

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15.432 Acre Tract;

THENCE South 67 deg. 47 min 27 sec. East a distance of 839.02 feet to the Northwest corner of and point of beginning for this tract;

THENCE South 67 deg. 47 min. 27 sec. East, a distance of 351.04 feet for the Northeast corner of the said tract described herein and the Northeast corner of said Tidwell Tract, Ltd.;

THENCE South 22 deg. 23 min. 44 sec. West, a distance of 319.70 feet for the Southeast corner of the said tract described herein;

THENCE North 67 deg 48 min.19 sec. West, a distance of 350.00 feet for the Southwest corner of the said tract described herein;

THENCE North 22 deg. 12 min. 33 sec. East, a distance of 319.78 feet to the place of beginning and containing 2.5729 acres (112,078 SQ. FT) of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 14th day of April, 2022, Alex Gutierrez and Sandra Gutierrez (the "Grantor"), executed a Deed of Trust conveying to Philip J. Hundl, Trustee, the Property hereinafter described, to secure Brecole, Inc. in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, the Note was assigned to Texas Funding Corporation; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of July, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash at the Fort Bend County Fairgrounds, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9th day of November, 2024.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Rd, Ste 320
Fort Worth, TX 76179

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

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

Sandra Gutierrez
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 JUN -9 AM 10: 29

FILED

GF#2022-0285

EXHIBIT "A"

FIELD NOTES OF A 10.685 ACRES TRACT OF LAND, SITUATED IN KINCHEN W. DAVIS SURVEY, ABSTRACT No. 22, IN FORT BEND COUNTY, TEXAS. BEING OUT OF LOT No. 27 OF THE J. C. TOLMAN'S SUBDIVISION, AS SHOWN ON A MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS., BEING OUT OF THE 135.426 ACRES TRACT OF LAND, DESCRIBED IN A DEED OF TRUST (WITH SECURITY AGREEMENT, ASSIGNMENT OF RENTS, AND FINANCING STATEMENT, EXECUTED ON OCTOBER 05, 2021, FROM BRECOLE, INC., A TEXAS CORPORATION., TO ALPHA INVESCO CORPORATION PROFIT SHARING PLAN (LEE J. GLENN TRUSTEE), RECORDED IN COUNTY CLERK'S FILE No. 2021168794 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 10.685 ACRES OF LAND, MORE OR LESS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED APRIL 14, 2022, EXECUTED BY BRECOLE, INC. TO ALEX GUTIERREZ AND SANDRA, RECORDED IN CLERK'S FILE NO. 2022061303, OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at PK nail found along intersection of Charlie Meyer Road (60 foot Right-of-Way) for the Southeast corner of Lot No. 22, Southwest corner of Lot No. 23, Northwest corner of Lot No. 16 and the Northeast corner of Lot No. 27 of the J. C. Tolman's Subdivision, as shown on a map or plat recorded in Volume 2, Page 34 of the Deed Records of Fort Bend County, Texas., for the Northeast corner of the 135.426 acre tract of land, recorded in County Clerk's File No. 2021168794 of the Official Deed Records of Fort Bend County, Texas., and the Northwest of a called 4.000 acre tract of land, recorder in County Clerk's File No. 2020046525 of the Official Deed Records of Fort Bend County, Texas., (All Bearings, are Grid and in Texas South Central Zone, (NAD 83 usft);

THENCE, S. 87° 49' 51" W., (Ref. Bearing N. 87° 40' 00" W, Volume 2, Page 34, O. D. R.) along the said centerline and the South line of Lot No. 22 and the North Line of said Lot No. 27 same being the North line of the said 135.426 acre tract of land and the 10.685 acre tract of land surveyed on this day, a distance of 420.14 feet to a point in the said lines for the Northwest corner of the said 10.685 acre tract of land and the PLACE OF BEGINNING hereof described 10.685 acre tract of land;

THENCE, S. 02° 01' 51" E., in the Westline of the said 10.685 acre tract of land, at 30.0 feet passing a 1/2-inch iron rod with W. E. Wilson 4652 cap found in the South Right-of-Way line Charlie Meyer Road, continuing for a total distance of 2216.73 feet to W. E. Wilson 4652 cap found in the North line of the Thomas Allsberry League, Abstract No. 2 and the South line of the Kinchen W. Davis League, Abstract No. 22, and in the North line of Lot 10 and the South line of Lot 27 of the said Subdivision, same being the North line of a called 158.81 acres tract of land, recorded under County Clerk's File Number 9681169, of the Official Public Deed Records, of Fort Bend County, Texas., and the South line of the said 135.426 acre tract of land, for the Southwest corner of a the said 10.685 acre tract of land and the Southeast corner hereof;

THENCE, S. 87° 32' 54" W., along the said Abstract lines and in the North line of Lot No. 10 and the South line of Lot No. 27 of the said Subdivision and the North line of the said 158.81 acres tract of land and the South line of the said 135.426 acre tract of land, a distance of 209.92 feet to a 1/2-inch iron rod with W. E. Wilson 4652 cap, found for Southeast corner a 10.685 acre tract of land surveyed on this day and the Southwest corner hereof;

THENCE, N. 02° 01' 51" W., over and across the 135.426 acre tract of land and in the East line of the said 10.685 acre tract of land, at 2187.76 feet passing a 1/2-inch iron rod with W. E. Wilson 4652 cap found along the called South 60 foot wide Right-of-Line of Charlie Meyer Road, continuing for a total distance of 2217.76 feet to a point along the said centerline for the Northwest corner hereof;

THENCE, N. 87° 49' 51" E., along the said centerline and the North line of the said 135.426 acre tract of land a distance of 209.92 feet to the PLACE OF BEGINNING AND CONTAINING 10.685 ACRES OF LAND, more or less. of which 0.143 acre, lies within the 60 foot Right-of-Way line of Charlie Meyer Road.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas
July 29, 2022 10:31:09 AM



FEE: \$24.00

DP2

2022099829

MID-COAST TITLE CO., INC.
111 N. Fulton
Wharton, TX 77488

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 14th day of April, 2022, Alex Gutierrez and Sandra Gutierrez (the "Grantor"), executed a Deed of Trust conveying to Philip J. Hundl, Trustee, the Property hereinafter described, to secure Brecole, Inc. in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, the Note was assigned to Texas Funding Corporation; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of July, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash at the Fort Bend County Fairgrounds, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9th day of June, 2025.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Rd, Ste 320
Fort Worth, TX 76179

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

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

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JUN -9 AM 10:30

7m
FILED

FIELD NOTES OF A 10.685 ACRES TRACT OF LAND, SITUATED IN KINCEN W. DAVIS SURVEY, ABSTRACT No. 22, IN FORT BEND COUNTY, TEXAS. BEING OUT OF LOT No. 27 OF THE J. C. TOLMAN'S SUBDIVISION, AS SHOWN ON A MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS., BEING OUT OF THE 135.426 ACRES TRACT OF LAND, DESCRIBED IN A DEED OF TRUST (WITH SECURITY AGREEMENT, ASSIGNMENT OF RENTS, AND FINANCING STATEMENT, EXECUTED ON OCTOBER 05, 2021, FROM BRECOLE, INC., A TEXAS CORPORATION., TO ALPHA INVESCO CORPORATION PROFIT SHARING PLAN (LEE J. GLENN TRUSTEE), RECORDED IN COUNTY CLERK'S FILE No. 2021168794 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS. SAID 10.685 ACRES TRACT BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED APRIL 14, 2022, EXECUTED BY BRECOLE, INC. TO ISHMAEL GUTIERREZ AND NOHEMY GUTIERREZ, RECORDED IN CLERK'S FILE NO. 2022056642, OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at PK nail found along intersection of Charlie Meyer Road (60 foot Right-of-Way) for the Southeast corner of Lot No. 22, Southwest corner of Lot No. 23, Northwest corner of Lot No. 16 and the Northeast corner of Lot No. 27 of the J. C. Tolman's Subdivision, as shown on a map or plat recorded in Volume 2, Page 34 of the Deed Records of Fort Bend County, Texas., for the Northeast corner of the 135.426 acre tract of land, recorded in County Clerk's File No. 2021168794 of the Official Deed Records of Fort Bend County, Texas., and the Northwest of a called 4.000 acre tract of land, recorder in County Clerk's File No. 2020046525 of the Official Deed Records of Fort Bend County, Texas., same being the PLACE OF BEGINNING hereof described 10.685 acre tract of land; (Ref. Bearing N. 87° 40' 00" W, Volume 2, Page 34, O. D. R.) (All Bearings, are Grid and in Texas South Central Zone, (NAD 83 usft);

THENCE, S. 02° 01' 51" E., in the West line of the said 4.00 acre tract of land and the West line of Lot No. 26 and the East line of Lot No. 27 of the said Subdivision, same being the East line of the said 135.426 acre tract of land, at 29.98 feet passing a 1/2-inch iron pipe found in the South 60 foot Right-of-Line of Charlie Meyer Road, at 728.79 feet passing a 1/2-inch iron rod with TX-Star 4140 cap found for the Southwest corner of the said 4.00 acre tract of land, continuing for a total distance of 2214.66 feet to a 1-inch iron pipe found along the North line of the Thomas Allsberry League, Abstract No. 2 and the South line of the Kinchen W. Davis League, Abstract No. 22, and in the North line of Lot 10 of the said Subdivision and the North line of a called 158.81 acre tract of land, recorded under County Clerk's File Number 9681169, of the Official Public Deed Records, of Fort Bend County, Texas., same being the Southwest corner of Lot No. 26, Southeast corner of Lot No. 27 and the Southwest corner of a called 23.873 acre tract of land, recorded under County Clerk's File Number 2016095538, of the Official Public Deed Records, of Fort Bend County, Texas., same being the Southeast corner of the said 135.426 acre tract of land and the Southeast corner hereof;

THENCE, S. 87° 32' 54" W., along the said Abstract lines and in the North line of Lot No. 10 and the South line of Lot No. 27 of the said Subdivision and the North line of the said 158.81 acres tract of land and the South line of the said 135.426 acre tract of land, a distance of 210.13 feet to a 1/2-inch iron rod with W. E. Wilson 4652 cap, found for Southeast corner a 10.685 acre tract of land surveyed on this day and the Southwest corner hereof;

THENCE, N. 02° 01' 51" W., over and across the 135.426 acre tract of land and in the East line of the said 10.685 acre tract of land, at 2185.69 feet passing a 1/2-inch iron rod with W. E. Wilson 4652 cap found along the called South 60 foot wide Right-of-Line of Charlie Meyer Road, continuing for a total distance of 2215.69 feet to a point along the said centerline for the Northwest corner hereof;

THENCE, N. 87° 49' 51" E., along the said centerline and the North line of the said 135.426 acre tract of land a distance of 210.12 feet to the PLACE OF BEGINNING AND CONTAINING 10.685 ACRES OF LAND, more or less. of which 0.144 acre, lies within the 60 foot Right-of-Way line of Charlie Meyer Road.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas
July 29, 2022 10:31:09 AM



FEE: \$24.00 DP2

2022099832

MID-COAST TITLE CO., INC.
111 N. Fulton
Wharton, TX 77488

FILED

2025 JUN -9 PM 12:42

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:
FORT BEND COUNTY, TEXAS *aa*

WHEREAS, on June 9, 2022, **Homes at Town Center, LLC** ("Maker" or "Borrower"), executed and delivered that certain **Promissory Note** in the original principal amount of FOUR HUNDRED NINETY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$498,750.00), payable and bearing interest as stated therein (the "Note), said Note being secured by that certain **Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement** dated June 9, 2022, executed by **Homes at Town Center, LLC** as "Grantor" in favor of Ramon A. Vitulii, III, as Trustee, and filed for record on June 14, 2022 in the Official Public Records of Fort Bend County, Texas, under Instrument No. 2022080039 (the "Deed of Trust"), being further secured by that certain **UCC Financing Statement** filed on June 16, 2022 in the Texas Secretary of State under Instrument No. 22-0030799779.

Reference is further made to that certain **Extension of Real Estate Note and Lien** dated June 9, 2023 and recorded on August 25, 2023 in the Official Public Records of Fort Bend County, Texas, under Instrument No. 2023082092, whereby terms of the Note were modified.

Reference is further made to that certain **Renewal, Extension and Modification Agreement** dated effective September 9, 2023 and recorded on October 10, 2023 in the

Official Public Records of Fort Bend County, Texas, under Instrument No. 2023097689, whereby terms of the Note were modified.

Reference is further made to that certain **Renewal, Extension and Modification Agreement** dated effective June 9, 2024 and recorded on September 6, 2024 in the Official Public Records of Fort Bend County, Texas, under Instrument No. 2024087190, whereby terms of the Note were modified

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker and Andrew Gray, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that the Mortgaged Property described below will be sold at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: July 1, 2025 ✓

Time: 3:30 p.m. C.S.T

Place: 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 most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court 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.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the

Mortgaged Property that has been released from the liens of the Deed of Trust. The

Mortgaged Property that will be sold at the foreclosure sale is described as follows:

Mortgaged Property: See Exhibit A attached hereto and incorporated herein by reference

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE MORTGAGED 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, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH

RESPECT TO THE MORTGAGED PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Dated: June 9, 2025

/s/ Ted L. Walker
Ted L. Walker, Substitute Trustee
PO Box 62
Jasper, Texas 75951
Phone (409) 384-8899
Facsimile (409) 384-9899
Email twalker@walker-firm.com

R:\ALLEGIANCE BANK\ASTELLAR BANK\63-20 Homes at Town Center\Foreclosure\2025-06-05 NotSubTRSale.FortBendCty.wpd

EXHIBIT A

Being a 5.22 acre tract of land in the James Lowery 1/3 League, Abstract 275, City of Rosenberg, Fort Bend County, Texas, being out of and a part of the residue of that certain called 244.91 acre tract recorded in Volume 2593, Page 798, Official Records, Fort Bend County, Texas, and also being a portion of the residue of Residential Reserve "F" of Town Center, according to the map or plat thereof recorded under Slide Number 816B & 817A, Plat Records, Fort Bend County, Plat Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations;

Beginning at a 3/4 inch iron pipe found in the easterly right-of-way line of Radio Lane (called 60-foot wide) for the upper Southwest corner of said Residential Reserve "F" same being the northwest corner of an adjoining called 5.174 acre tract recorded under County Clerk's File Number 2012048653, Official Public Records, Fort Bend County, Texas. for the southwest corner and Place of Beginning of the herein described tract, from which point a found 5/8 inch iron rod bears South 07 degrees 23 minutes 32 seconds West, 21.79 feet;

Thence North 06 degrees 2 minutes 14 second East (called North 06 degrees 04 minutes 32 seconds East) along the west line of the herein described tract and said Residential Reserve "F", same being the east right-of-way line of Radio Lane, 385.29 feet (called 385.00 feet) to a 3/4 inch iron pipe found for the lower northwest corner of the herein described tract, said point being at a cutback transition at the intersection of Radio Lane and Town Center Boulevard;

Thence North 51 degrees 19 minutes 09 seconds East (called North 50 degrees 15 minutes 20 seconds East) along said cutback, 21.38 feet (called 21.51 feet) to a 1/2 inch iron pipe found for the upper northwest corner of the herein described tract, said point being in the southerly right-of-way line of Town Center Boulevard (width varies), and being in a non-tangent curve to the right;

Thence along said non-tangent curve to the right, being the northerly line of the herein described tract, same being the southerly right-of-way line of Town Center Boulevard, having a central angle of 05 degrees 51 minutes 45 seconds, a radius of 4,548.97 feet (called 4,548.97 feet), an arc length of 465.44 feet, and a chord bearing South 82 degrees 34 minutes 26 seconds East, 465.24 feet to a 3/4 inch iron pipe found for the upper northeast corner of the herein described tract, same being the northwest corner of the adjoining Villages of Town Center Section One, according to the map or plat thereof recorded under Slide Numbers 901A & B, Plat Records, Fort Bend County, Texas;

Thence South 06 degrees 08 minutes 03 seconds West (adjoiner called South 06 degrees 04 minutes 32 second West) along the upper east line of the herein described tract same being the west line of said adjoining Villages of Town Center Section One, 335.23 feet (adjoiner called 325.06 feet) to a 3/4 inch iron pipe found for a reentry comer to the herein described tract, same being the southwest corner of Block 1 of said adjoining Villages of Town Center Section One, and being in a non-tangent curve to the left;

Thence along said non-tangent curve to the left, being the common lone of the herein described tract and said adjoining Villages of Town Center Section One, having a central angle of 04 degree 57

NOTICE OF TRUSTEE'S SALE

FILED

105

Date: June 4, 2025

2025 JUN -9 PM 1:03

Lien for Unpaid Assessments

Owner(s): **CRAIG LEROY MARTIN**

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

[Handwritten mark]

Property: LOT SEVEN (7), IN BLOCK EIGHTEEN (18), OF TOWNWEST, SECTION ONE (1), REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 1 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **10003 OLD TOWNE LANE, SUGAR LAND, TEXAS 77498**, (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Townewest, filed November 18, 1974 under County Clerk's File No. 74253986 in the Official Public Records of Fort Bend County, Texas, with any and all amendments and/or supplements thereto (the "Declaration"), TOWNWEST HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees, costs and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month): **Tuesday, July 1, 2025.** ✓

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 County Commissioners Court.

CRAIG LEROY MARTIN, upon property owned by him 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, trustees 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.

[Signature of Sarah B. Gerdes]

Sarah B. Gerdes, Trustee for Townewest Homeowners Association, Inc.

FILED 105

2025 JUN -9 PM 1:03

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

[Signature]

NOTICE OF TRUSTEE'S SALE

Date: June 5, 2025

Lien for Unpaid Assessments

Owner(s): **BRONSON JACKSON**

Property: LOT 23, BLOCK 3, OF SHADOW CREEK RANCH, SEC. SF-55B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060103, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **14105 GREEN THICKET DRIVE, PEARLAND, TEXAS 77584**, (the "PROPERTY").

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, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) Tuesday, **July 1, 2025.**

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.

BRONSON JACKSON, upon property owned by him 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 \$2,500.00 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.

[Signature]

Sarah B. Gerdes, Trustee for Village of Diamond Bay Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

FILED

Date: June 5, 2025

2025 JUN -9 PM 1:03 @

Lien for Unpaid Assessments

Owner(s): **THOMAS L. BURKE**

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

Property: LOT TEN (10), BLOCK TWO (2), LAKES OF MISSION GROVE, SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 2216/A, 2216/B, AND 2217/A OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **3602 TIERRA AMARILLA, RICHMOND, TEXAS 77406** (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Section One recorded under Fort Bend County Clerk's File Number 2001009825 and filed on February 5, 2001; and Declaration of Covenants, Conditions and Restrictions for Section Two recorded under Fort Bend County Clerk's File Number 2001114125 and filed on December 5, 2001 in the Official Public Records of Real Property of Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), LAKES OF MISSION GROVE HOMEOWNERS ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorneys fees, and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) Tuesday, **July 1, 2025.** ✓

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 County Commissioners Court.

THOMAS L. BURKE, upon property owned by him 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.

[Signature]

Sarah B. Gerdes, Trustee for Lakes of Mission Grove Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

FILED

105

Date: June 5, 2025

2025 JUN -9 PM 1:04

Lien for Unpaid Assessments

Owner(s): **ANGELICA M. GOMEZ AND ARNULFO GOMEZ, JR.**

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

Property: LOT TWENTY-SEVEN (27), IN BLOCK TWO (2), OF SEABOURNE MEADOWS, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050019 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **1026 SANTA FE COURT, ROSENBERG, TEXAS 77471**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Seabourne Meadows Subdivision, filed and recorded on January 28, 2005 under Fort Bend County Clerk's File Number 2005011599, in the Official Public Records of Real Property of Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), SEABOURNE MEADOWS HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorneys fees, and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) Tuesday, **July 1, 2025.** ✓

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 County Commissioners Court.

ANGELICA M. GOMEZ AND ARNULFO GOMEZ, JR., 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.

[Signature]

Sarah B. Gerdes, Trustee for Seabourne Meadows Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

FILED

2025 JUN -9 PM 1:04

Date: June 5, 2025

Lien for Unpaid Assessments

Owner(s): **MARTHA A. VILLATORO**

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

(09)

Property: LOT TWENTY-SIX (26), IN BLOCK ONE (1), OF THE FINAL PLAT OF PROVIDENCE AT KINGDOM HEIGHTS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20200027 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **6106 PRINCE PLACE DRIVE, ROSENBERG, TEXAS 77471**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File Number 2007006512 and filed on January 16, 2007 in the Official Public Records of Real Property of Fort Bend County, Texas, and any and all amendments and/or supplements thereto, KINGDOM HEIGHTS COMMUNITY ASSOCIATION, INC., ("The Association") has been granted a maintenance assessment lien and power of 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, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) Tuesday, **July 1, 2025.** ✓

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.

MARTHA A. VILLATORO, upon property owned by her 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.

[Signature]

Sarah B. Gerdes, Trustee for Kingdom Heights Community Association Inc.

NOTICE OF TRUSTEE'S SALE

FILED

2025 JUN -9 PM 1:04

Date: May 27, 2025

Lien for Unpaid Assessments

Owner(s): **TAWA BOLA YUSSUFF**

Sarah B. Gerdes
COUNTY CLERK
FORT BEND COUNTY TEXAS

cc

Property: LOT NINETEEN (19), IN BLOCK ONE (1), OF PARKWAY LAKES, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20050224, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **7622 EASTWOOD LAKE LANE, RICHMOND, TEXAS 77407** (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions filed on June 22, 2005 under Clerk's File No. 2005073153 in the Official Public Records of Real Property of Fort Bend County, Texas with any and all amendments and/or supplements thereto (the "Declaration"), PARKWAY LAKES VILLAGE 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 situation in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustee: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) **Tuesday, July 1, 2025.** ✓

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 County Commissioners Court.

TAWA BOLA YUSSUFF, upon property owned by her 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 owner. 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

Sarah B. Gerdes, Trustee for Parkway Lakes Village Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

FILED

2025 JUN -9 PM 1:04

Date: May 22, 2025

Lien for Unpaid Assessments

Owner(s): **IRA D. GRIFFIN**

Sarah B. Gerdes
COUNTY CLERK
FORT BEND COUNTY TEXAS (2)

Property: LOT 4, IN BLOCK 2, OF CINCO RANCH F.M. 1093 TRACT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP AND OR PLAT THEREOF RECORDED IN SLIDE NO. 2087/A OF THE PLAT RECORDS OF THE FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **21022 SOMERSET PARK LANE, KATY, TEXAS 77450**, (the "PROPERTY").

Recording Information: By Declaration of Protective Covenants for Cinco Ranch Residential recorded under Harris County Clerk's File Number 20120408217, also recorded under Fort Bend County Clerk's File Number 2012100995 in the Official Public Records of Real Property of Harris and Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), Cinco Residential Property Association, Inc., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) Tuesday, **July 1, 2025.** ✓

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 County Commissioners Court.

IRA D. GRIFFIN, upon property owned by her 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

Sarah B. Gerdes, Trustee for Cinco Residential Property Association, Inc.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 10, 2025

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST #1:

Date: April 6, 2023

Grantor: TIDWELL TRACT, LTD., a Texas limited partnership

Beneficiary: HORNET CAPITAL, LLC

Beneficiary's Mailing Address: 248 Addie Roy Road, Ste. B204
Austin, Texas 78746

Trustee: BRIAN WHITTEN

Recording Information: Document No. 2023031863, Official Public Records of Fort Bend County, Texas; Document No. 2023069023, Official Public Records of Fort Bend County, Texas

Property:

A Field Note Description of 87.1967 out of the Call 117.374 Acre Tract (see FBC 2002100334) (See Also FBC 2001110917), being in the B.B.B. & C. Railroad Company Survey, Section No. 5, Abstract 129 the S.B. Pentecost Survey, Abstract 362, the S.B. Pentecost Survey, Abstract 378 and the Eugene Wheat Survey, Abstract No. 396, Fort Bend County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

Together with all personal property described in the above-referenced deed of trust.

DEED OF TRUST #2:

Date: May 14, 2024

Grantor: TIDWELL TRACT, LTD., a Texas limited partnership

Beneficiary: HORNET DEBT FUND, LLC

2025 JUN 10 AM 9:54
FILED
Fort Bend County Clerk
Fort Bend County, Texas
Anna Richard



Beneficiary's Mailing Address: 248 Addie Roy Road, Ste. B204
Austin, Texas 78746

Trustee: BRIAN WHITTEN

Recording Information: Document No. 2024048031, Official Public Records of Fort Bend County, Texas

Property:

TRACT I

A Field Note Description of 1.7619 Acre Tract of Land out of the Tidwell Tract, Ltd. Call 15.432 Acre Tract II (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 396, City of Rosenberg, Fort Bend County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

TRACT II

A Field Note Description of 1.8655 Acre Tract of Land out of the Tidwell Tract, Ltd. Call 15.432 Acre Tract II (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 396, City of Rosenberg, Fort Bend County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

TRACT III

Being a 1.960 acre tract of land out of the Tidwell Tract, Ltd., called 15.432 acres described as Tract II in General Warranty Deed filed under Fort Bend County Clerk's File No. 2009048080, in the Eugene Wheat Survey, Abstract No. 396, City of Rosenberg, Fort Bend County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

Together with all personal property described in the above-referenced deed of trust.

DEED OF TRUST #3:

Date: November 5, 2024

Grantor: TIDWELL TRACT, LTD., a Texas limited partnership

Beneficiary: HORNET DEBT FUND, LLC

Beneficiary's Mailing Address: 248 Addie Roy Road, Ste. B204
Austin, Texas 78746

Trustee: BRIAN WHITTEN

Recording Information: Document No. 2024108446, Official Public Records of Fort Bend County, Texas

Property:

A Field Note Description of a 29.0719 Acre Tract of Land, being out of the 117.374 Acre Tract (2002100334 & 2001110917), being in the B.B.B. & C Railroad Company Survey, Section No. 5, Abstract 129, the S.B. Pentecost Survey, Abstract 362 and the S.B. Pentecost Survey, Abstract No. 378, Fort Bend County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

Together with all personal property described in the above-referenced deed of trust.

NOTE:

Date: April 6, 2023
Amount: \$5,000,000.00
Debtor: TIDWELL TRACT, LTD., a Texas limited partnership
Holder: HORNET DEBT FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, July 1, 2025, at 1:00 p.m. ✓

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 Commissioners 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 K. 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

NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §

THAT, WHEREAS, **IMPACT CHURCH OF HOUSTON, A TEXAS NON-PROFIT CORPORATION** (“Borrower”) became indebted to **RIVER CROSSING FUNDING, LLC** (“Lender”), as evidenced by that certain real estate lien note (the “Note”), dated May 30, 2024, in the original principal amount of **ONE HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$177,000.00)**, executed and delivered by Borrower to the order of **RIVER CROSSING FUNDING, LLC** as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the “Indebtedness”) is secured by, among other items, that certain Deed of Trust (the “Deed of Trust”) dated of even date with the Note, executed by Borrower, to **SARA E. DYSART, Trustee**, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk’s Document No. 2024052156, of the Official Public Records of Fort Bend County, Texas, covering the Real Property described as follows, to-wit:

Unrestricted Reserve "A", Block 1 of RESERVES AT COURT AND CHIMNEY ROCK, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No, 20200100 of the Plat Records of Fort Bend County, Texas.

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the “Premises”)

FILED
2025 JUN 10 AM 9:56
Sara E. Dysart
COUNTY CLERK
FORT BEND COUNTY, TEXAS

WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.** (“Beneficiary”) is the current holder and owner of the Deed of Trust and the note secured thereby, by instrument dated February 5, 2025, recorded under Clerk’s Document No. 2025029656, Official Public Records of Fort Bend County, Texas;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the “Other Matters”) covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN**, to act jointly or separately as Substitute Trustee along with **SARA E. DYSART**, Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.


NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 1:00p.m. and not later than 4:00p.m. on the first Tuesday in July next, the same being July 1, 2025 at the County Courthouse in Fort Bend County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.

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.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE
FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**THE ADDRESS OF SARA E. DYSART, TRUSTEE AND JEFF LEVA, SANDY DASIGENIS,
STEVE LEVA, NICOLE DURRETT AND DAVID GARVIN, SUBSTITUTE TRUSTEE, IS 206
PRIMERA DRIVE, SAN ANTONIO, TEXAS 78212. ALL INQUIRIES SHOULD BE SENT TO THIS
ADDRESS.**

EXECUTED on this the 10th day of June 2025.


Substitute Trustee: Jeff Leva
Sandy Dasigenis
Steve Leva
Nicole Durrett
David Garvin

AFTER FILING RETURN TO:
SARA E. DYSART
Attorney at Law
206 Primera Drive
San Antonio, Texas 78212

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 09/23/2024
Grantor(s): Jesus Octavio Villatoro Garcia and Wendy Roxana Lopez Martinez
Mortgagee: Hiram Clarke Investments, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. 2024103959
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 Thirty-Two (32), in Block Twenty-Six (26), of Ridgemont, Section Four (4), an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 21, Page 5 of the Plat Records of Fort Bend, Texas. (more particularly described in the Loan Documents).

Date of Sale: 7/1/2025
Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

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.

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.

FORN COUNTY CLERK FORT BEND COUNTY TEXAS

2025 JUN 10 AM 10:03

FILED

The Mortgagee, whose address is:

Hiram Clarke Investments, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 6/10/2025



Sandy Dazigenis or Jeff Leva or
Steve Leva or Nicole Durrett or
Amar Sood or Patricia Poston or
Maribel Manrique or Lucia
Cortinas or Michelle Figueroa or
Enrique Loera or Susana Macias or
Donna Brammer or Katrina
Rodriguez or Rinki Shah or
Theresa Phillips or David Cerda or
Jose Martinez or Mark Laffaye or
Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Alvarez or Viridiana Silva
or Tamiriramushe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Yajaira
Garcia or Michael Gurwitch or
Nicholas Wizig or Scott Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JUNE 9, 2025

NOTE: Note described as follows:

Date: JUNE 28, 2019
Maker: OPEN COURT SPORTS COMPLEX, LLC
Payee: SUSSER BANK SUCCESSOR-BY-MERGER TO AFFILIATED BANK, N.A.
Original Principal
Amount: \$2,699,938.00

FOOT BEND COUNTY CLERK
Tina Richard
FORT BEND COUNTY, TEXAS

2025 JUN 10 AM 10:03

FILED

DEED OF TRUST: Deed of Trust described as follows:

Date: JUNE 28, 2019
Grantor: OPEN COURT SPORTS COMPLEX, LLC
Trustee: GARRY GRAHAM
Beneficiary: SUSSER BANK SUCCESSOR-BY-MERGER TO AFFILIATED BANK, N.A.
Recorded: DOCUMENT NO. 2019070770, Real Property Records, FORT BEND County, Texas.

LENDER: SUSSER BANK SUCCESSOR-BY-MERGER TO AFFILIATED BANK, N.A.

BORROWER: OPEN COURT SPORTS COMPLEX, LLC

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN FORT BEND COUNTY, TEXAS, INCLUDING

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

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

JULY 1, 2025, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In FORT BEND County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

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

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

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

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

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JUNE 28, 2019
Grantor: OPEN COURT SPORTS COMPLEX, LLC
Trustee: GARRY GRAHAM
Beneficiary: SUSSER BANK SUCCESSOR-BY-MERGER TO AFFILIATED BANK, N.A.
Recorded: DOCUMENT NO. 2019070770, Real Property Records, FORT BEND County, Texas.

PROPERTY: The property described as follows:

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

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

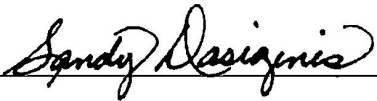
Each Substitute Trustee is appointed **effective as of JUNE 9, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton

Name: Michael P. Menton, Attorney for
SUSSER BANK SUCCESSOR-BY-
MERGER TO AFFILIATED BANK, N.A.

Notice of Sale executed by:

 _____

Name: SANDY DASIGENIS

Substitute Trustee

109

EXHIBIT A

Legal Description

All of RESERVE "A" COMMERCIAL USE ONLY, WOODCREEK BEND LANE COMMERCIAL RESERVE AT WOODCREEK RESERVE, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20150037 of the Plat Records of Fort Bend County.

P:\crd\SUSSER BANK\22-2220 - OPEN COURT SPORTS COMPLEX\JULY 2025\NOTICE OF FORECLOSURE.doc

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 12/30/2019
Grantor(s): Cesar E. Granados Lopez and Maria D. Quiroz Hernandez
Mortgagee: Laurel Oak Investments, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. 2020025846 and RP-2025-217418
Property County: Fort Bend County and Harris 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 ONE (1) BLOCK FORTY-TWO (42), OF MAYFAIR PARK, AN ADDITION IN FORT BEND & HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOUME 313, PAGE 529 DEED RECORDS OF FORT BEND COUNTY, TEXAS AND VOLUME 42, PAGE 65 MAP RECORDS OF HARRIS COUNTY, TEXAS.** Please see Exhibit "A" attached hereto and made a part hereof. (more particularly described in the Loan Documents).

Date of Sale: 7/1/2025 ✓
Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

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.

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.

2025 JUN 10 AM 10:04
COURTY CLERK
FORT BEND COUNTY, TEXAS

Spina Richard

FILED

The Mortgagee, whose address is:

Laurel Oak Investments, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 6/10/2025



~~Sandy Dasigian~~ for Jeff Leva or
Steve Leva or Nicole Durrett or
Amar Sood or Patricia Poston or
Maribel Manrique or Lucia
Cortinas or Michelle Figueroa or
Enrique Loera or Susana Macias or
Donna Brammer or Katrina
Rodriguez or Rinki Shah or
Theresa Phillips or David Cerda or
Jose Martinez or Mark Laffaye or
Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Alvarez or Viridiana Silva
or Tamiriramushe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Yajaira
Garcia or Michael Gurwitch or
Nicholas Wizig or Scott Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

Exhibit "A"

TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 315, PAGE 0532, OFFICIAL RECORDS AND IN VOLUME 42 PAGE 65 AND 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND ALSO IN VOLUME 313, PAGE 529, ET. SEQ., OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

SUBJECT TO A 25 FOOT BUILDING LINE ALONG THE NORTHERN SIDE OF SUBJECT PROPERTY ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 313, PAGE 529 DEED RECORDS OF FORT BEND COUNTY, TEXAS AND VOLUME 42, PAGE 65 MAP RECORDS OF HARRIS COUNTY, TEXAS.

SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE WESTERN SIDE OF SUBJECT PROPERTY ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 313, PAGE 529 DEED RECORDS OF FORT BEND COUNTY, TEXAS AND VOLUME 42, PAGE 65 MAP RECORDS OF HARRIS COUNTY, TEXAS.

SUBJECT TO A 3 FOOT WIDE X 35 FOOT LONG EASEMENTS ALONG THE EASTERN AND SOUTHERN SIDES OF SUBJECT BEGINNING AT THE SOUTHEASTERN CORNER OF THE LOT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 313, PAGE 529 DEED RECORDS OF FORT BEND COUNTY, TEXAS AND VOLUME 42, PAGE 65 MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOTICE OF FORECLOSURE 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.

Date: June 10, 2025

Deed of Trust ("Deed of Trust"):

Date: May 5, 2020

Grantor: Daniel Montes

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. 2020181608 in the Official Public Records of Fort Bend County, Texas

Substitute Trustee: Jacob Hyde, Gerald Gonzales, and Salvador Vasquez

FILED
2025 JUN 10 AM 10:05
Spina Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS
W

Promissory Note ("Note"):

Date: May 5, 2020

Borrower: Daniel Montes

Lender: The Owner Finance Company

Original Principal Amount: \$315,000.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

LOT 11, BLOCK 2, OF SUGARCREEK CORRECTED PLAT, SECTION 28 REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 22, SLIDE 39, AKA SLIDE NO. 818A AND 818B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 222 EAST SUTTON SQUARE, STAFFORD, TEXAS 77477

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

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 17, IN BLOCK 5, OF CREEK TRACE AT CROSS CREEK RANCH SECTION TWO, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200127, OF THE MAP OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/14/2022 and recorded in Document 2022080905 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: 07/01/2025

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 JASON TODD RAPPAPORT AND MEGHAN ESSELLE LOY, provides that it secures the payment of the indebtedness in the original principal amount of \$575,366.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 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 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

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

Fort Bend County Clerk
Diana Richard

2025 JUN 10 AM 10:05

FILED

FILED

2025 JUN 10 PM 4: 14

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

June 10, 2025

[Signature]
COUNTY CLERK
SEALERS: COUNTY TEXAS

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §

DEED OF TRUST ("Deed of Trust"):

Dated: October 3, 2022
Grantor: PHUONG-THUY DANG
Trustee: Khanh T. Pham
Lender: DIEN HUYNH
Recorded in: Official Public Records of Real Property of FORT BEND County Texas under file No. 2022128718
Property: Lot 6, Block 3, ALIANA SEC 21, an addition Fort Bend County Texas, according to the map or plat thereof recorded in Plat No. 20120047, Map Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 16818 Talisker Drive, Richmond, TX 77407
Secures: Promissory Note executed October 3, 2022 ("Note") in the original principal amount of \$400,000.00, executed by PHUONG-THUY DANG ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
Substitute Trustee(s): Loan T. Tran and Vo & Pham Law Firm, PLLC
 10300 Westoffice Dr., Ste 101, Houston, TX 77042

FORECLOSURE SALE:

Date: ✓ Tuesday, July 1, 2025
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 AM and not later than three hours thereafter.**
Place: **Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, TX 77471 or as designated by the County Commissioner's Court.**
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. 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.**

WHEREAS a 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, present owner and holder of the Note, has appointed Loan T. Tran and Vo & Pham Law Firm, PLLC as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust, to succeed to all the rights, powers, privileges vested in the Original Trustee under the Deed of Trust.

WHEREAS Lender has requested Substitute Trustee to sell the property.

NOW, THEREFORE NOTICE IS HEREBY 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 51.0075(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.

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/s/Loan Tammy Tran

Loan Tammy Tran
Attorney for Lender
State Bar No.: 24069159
ttran@vophamlaw.com
10300 Westoffice Dr., Ste 101, Houston, Texas 77042
Phone: 713-271-8886
Fax: 713-271-8897