

# NOTICE

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

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

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

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

For Information regarding all tax foreclosure sales visit:

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

# **FORECLOSURE SALES NOTICE**

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

**Fort Bend County Fairgrounds – Building C**

**4310 Highway 36 South**

**Rosenberg, Texas 77471**

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

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

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

## **FORECLOSURE NOTICES AND SALES**

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

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

### **FOR MORE INFORMATION:**

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

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

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## **ATTORNEYS FOR TAX SUIT SALES**

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

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

### **FORT BEND ISD:**

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



STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

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

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

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

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

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


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

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

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

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

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

  
KP George, County Judge

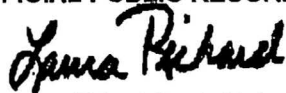
ATTEST:  
  
Laura Richard, County Clerk



RETURNED AT COUNTER TO:

Olga Payero / County Judge  
301 Jackson St  
Richmond TX

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

  
Laura Richard, County Clerk

Fort Bend County Texas

October 29, 2020 08:51:55 AM

FEE: \$0.00

SG

2020151449



**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:** 02/26/2016  
**Grantor(s):** HEBER E. VARGAS AND STEPHANNIE SOTO, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK  
MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$173,470.00  
**Recording Information:** Instrument 2016020532  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 2314 ZEPHYR LANE, ROSENBERG, TX 77471

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of February, 2024  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South  
Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no  
longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area  
most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

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

**FILED**

2023 OCT 19 AM 10:11

*Laura Richard*  
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, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

#### **Certificate of Posting**

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

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

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

LOT SIX (6), IN BLOCK TWO (2), OF FAIRPARK VILLAGE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20130266 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED 93353 Pk

2

2823 Bowden Court, Missouri City, TX 77459

2023 NOV -9 AM 9:44

23-013829

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

*Janina Richard*

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

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

Date: 02/06/2024 ✓

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

Place: The area designated by the Commissioners Court of Fort Bend County, pursuant to §1.002 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 08/24/2012 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2012096669, with Harlin L. Washington (grantor(s)) and Mortgage Electronic Registration Systems Inc., as nominee for SecurityNational Mortgage Company, a Utah Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Harlin L. Washington, securing the payment of the indebtedness in the original amount of \$137,464.00, 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 42, in Block 5, of Final Plat of Vicksburg, The Village of Cumberland, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No(s). 644/B, 645/A, and 645/B, of the Plat Records of Fort Bend County, Texas.

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6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

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



**SUBSTITUTE TRUSTEE**

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

**CERTIFICATE OF POSTING**

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

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

FILED

93353 RA

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2023 NOV -9 AM 9:45

2134 QUAIL VALLEY EAST DR  
MISSOURI CITY, TX 77459

00000009962440

*Jana Richard*  
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE CLERK  
FORT BEND COUNTY, TEXAS

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

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

Date: February 06, 2024 ✓

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 29, 2017 and recorded in Document INSTRUMENT NO. 2018005947 real property records of FORT BEND County, Texas, with NATHANIEL DILLON, 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 NATHANIEL DILLON, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$164,957.00, 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



NTSS00000009962440

2134 QUAIL VALLEY EAST DR  
MISSOURI CITY, TX 77459

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00000009962440

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

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

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

2134 QUAIL VALLEY EAST DR  
MISSOURI CITY, TX 77459

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00000009962440

FORT BEND

**EXHIBIT "A"**

LOT THIRTY-EIGHT (38), M BLOCK TWENTY-FIVE (25), OF QUAIL VALLEY EAST SUBDIVISION, SECTION FIVE (5), A  
SUBDIVISION IN FORT BEND COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15  
PAGE 3 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-28998

FILED 4  
2023 NOV -9 AM 9:37  
93353 Rlt  
Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

**WHEREAS**, on 9/30/2008, Willie M. Dunn, a single person, and Wanda J. Randle, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Clifton A. Crabtree, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for Priority Home Mortgage, L.P., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$155,184.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for Priority Home Mortgage, L.P., which Deed of Trust is Recorded on 10/7/2008 as Volume 2008108061, Book , Page , Loan Mod recorded on 12/06/2022 as Instrument No. 2022174349 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 One (1), in Block Three (3), of Cambridge Falls, Section 1, an addition in Fort Bend County, Texas, according to the Map or plat thereof recorded in Plat No. 20050102, of the Map/Plat records of Fort Bend County, Texas.**

Commonly known as: **1902 CALDBECK LANE FRESNO, TX 77545**

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

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, 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 **2/6/2024** at **1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSTON ST., RICHMOND, TX (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

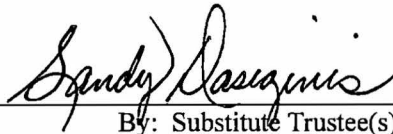
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 11/8/2023

WITNESS, my hand this 11/9/2023



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



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

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

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

SAND DASIGENIS

FILED

**DEED OF TRUST INFORMATION:**

2023 NOV 13 AM 11:39

Rec  
93856  
J.T.

Date: July 20, 2017  
Grantor(s): Abner Garcia and Candida N. Garcia, a married couple  
Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Flagstar Bank, FSB  
Original Principal: \$336,996.00  
Recording Information: 2017081038  
Property County: Fort Bend  
Property: LOT TWENTY-ONE (21), BLOCK THREE (3) OF WOODBRIDGE ESTATES, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2251/B OF THE PLAT RECORDS OF FORT BENT COUNTY, TEXAS.  
Property Address: 15103 Oldtown Bridge Court  
Sugar Land, TX 77498

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: FLAGSTAR BANK, N.A.  
Mortgage Servicer: Flagstar Bank  
Mortgage Servicer Address: 5151 Corporate Drive  
Troy, MI 48098

**SALE INFORMATION:**

Date of Sale: February 6, 2024 ✓  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: The Fort Bend County Fairgrounds, 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, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act  
Substitute Trustee Address: 546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com

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**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

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

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



Paige Jones

**CERTIFICATE OF POSTING**

5

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

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

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

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

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-29956

FILED  
2023 NOV 13 AM 11:41  
Javier Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
Rec  
93856  
J.T.

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

**WHEREAS**, on 12/22/2020, Sylvia N Ikeanyionwu an unmarried woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Cornerstone Home Lending, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$324,022.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Cornerstone Home Lending, Inc., which Deed of Trust is Recorded on 12/22/2020 as Volume 2020183139, 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 12, Block 2 of Veranda, Section Twenty-eight, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded under Clerk's Slide No. 20190222 of the Plat Records of Fort Bend County, Texas.**

Commonly known as: **1831 WINSTON STORE LOOP RICHMOND, TX 77469**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva**

, **Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **2/6/2024** at **1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSTON ST., RICHMOND, TX (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE** ✓

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

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.



4801736

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. 6

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

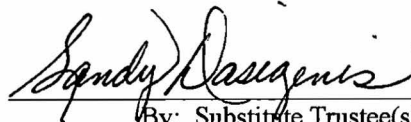
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 11/9/2023



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

WITNESS, my hand this 11/13/2023



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

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 3/19/2018	<b>Grantor(s)/Mortgagor(s):</b> ERASTE MUTEMBE, AN UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Guild Mortgage Company LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2018028975	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive; San Diego, CA 92111
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 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 or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 11/15/2023

Dated: 11/16/23

*CP*

SANDY DASIGENIS

Printed Name:

*Sandy Dasigenis*

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

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

FILED  
95218 Pkt  
2023 NOV 16 AM 9:50  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**MH File Number:** TX-22-95184-POS  
**Loan Type:** FHA

8

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 4/20/2015	<b>Grantor(s)/Mortgagor(s):</b> PATRICK LEE BRAXTON, SR., AN UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Guild Mortgage Company LLC
<b>Recorded in:</b> <b>Volume:</b> N/A. <b>Page:</b> N/A <b>Instrument No:</b> 2015041119	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive, San Diego, CA 92111
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT FIFTY-SIX (56), IN BLOCK SIX (6) OF HUNTERS GLEN, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 5 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, Jani Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

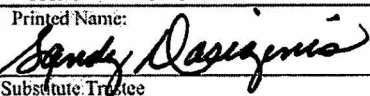
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS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

Dated: 11/15/2023

Dated: 11/16/23



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

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

**MH File Number:** TX-23-96578-POS  
**Loan Type:** FHA

**FILED**  
9521 KPH  
2023 NOV 16 AM 9:50  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

9

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 7/29/2019	<b>Grantor(s)/Mortgagor(s):</b> TIMOTHY STOLL AND SPOUSE, KELLEY STOLL
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOME USA MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> FLAGSTAR BANK, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2019083031	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Flagstar Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> PO Box 660263, Dallas, TX 75266
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1:00PM
<b>Place of Sale of Property:</b> 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.	

**Legal Description:** LOT NINETEEN (19), IN BLOCK SIX (6), OF PECAN GROVE PLANTATION, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 8 OF THE 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, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Cole Patton, Mym Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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


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

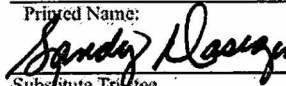
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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

Dated: 11/14/2023

Dated: 11/16/23

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

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

**MH File Number:** TX-23-99943-POS  
**Loan Type:** VA

**FILED**  
 2023 NOV 16 AM 9:50  
 95212 PRA  
 Fort Bend County Clerk  
 Fort Bend County, Texas

Longman's English

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-29977

FILED

10 2023 NOV 21 AM 9:45

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*206444*

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

**WHEREAS**, on 7/19/2021, Edison K Waribakare and Gratiyas Kaviramushekuru, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Black, Mann & Graham, L.L.P., as Trustee, Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for United Wholesale Mortgage, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$217,886.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for United Wholesale Mortgage, LLC, which Deed of Trust is Recorded on 7/21/2021 as Volume 2021121109, 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 10, Block 2, Cambridge Falls Sec 5, a Subdivision in Fort Bend County, Texas, according to the map or plat thereof Recorded in Plat No. 20140176. Plat Records of Fort Bend County, Texas.**

Commonly known as: **1918 DOVER HEIGHTS LN FRESNO, TX 77545**

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

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **2/6/2024 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSTON ST., RICHMOND, TX (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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

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.



4802515

10

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

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

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

WITNESS, my hand this 11/17/2023



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

WITNESS, my hand this 11/21/2023



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

FILED

2023 NOV 21 AM 9:47

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000009882978

1102 FUCHSIA DR  
ROSENBERG, TX 77469

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

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

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

Date: February 06, 2024 /

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2020 and recorded in Document CLERK'S FILE NO. 2020080415 real property records of FORT BEND County, Texas, with BRELYNN MICHAEL MCNARY, A SINGLE MAN AND CALENA JORGEE ODOM, A SIGNLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRELYNN MICHAEL MCNARY, A SINGLE MAN AND CALENA JORGEE ODOM, A SIGNLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$267,529.00, 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.

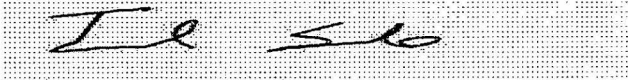
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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



**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 CORENBUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

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

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

1102 FUCHSIA DR  
ROSENBURG, TX 77469

00000009882978

00000009882978

FORT BEND

**EXHIBIT "A"**

LOT 6, BLOCK 1, BONBROOK PLANTATION SOUTH SECTION SEVEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20170220, MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

12

<b>Deed of Trust Date:</b> 4/27/2006	<b>Grantor(s)/Mortgagor(s):</b> CHARMAINE O. HAMILTON, AND SPOUSE HORACE A HAMILTON
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SCME MORTGAGE BANKERS, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> M&T Bank
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2006057489	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Fountain Plaza, Buffalo, NY 14203
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1:00PM
<b>Place of Sale of Property:</b> 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.	

**Legal Description:** LOT 10, IN BLOCK 1, OF SUNRISE MEADOW, SECTION ONE (1), AMENDING PLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20060004 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, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 11/21/2023

Dated: November 29, 2023

*Myra Homayoun*

SANDY DASIGENIS

Printed Name:

*Sandy Dasigenis*

Substitute Trustee

c/o Xome

1255 West 15th Street, Suite 1060

Plano, TX 75075

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

*Spencer*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2023 NOV 29 AM 8:03

FILED  
*Bank*

MH File Number: TX-19-75228-POS  
Loan Type: FHA

13

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 9/30/2014	<b>Grantor(s)/Mortgagor(s):</b> MAX W. ACOSTA, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> BOKF, NA DBA BANK OF TEXAS	<b>Current Beneficiary/Mortgagee:</b> BOKF, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2014111169	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 7060 S. Yale Avenue, Suite 200, Tulsa, OK 74136
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> 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 67, IN BLOCK 10, OF TOWNWEST, SECTION TWO (2), SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 9, 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, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 11/21/2023

Dated: November 29, 2023

*Myra Homayoun*

SANDY DASIGENIS

Printed Name:

*Sandy Dasigenis*

Myra Homayoun, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Bank of Oklahoma, N.A.

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

FILED  
2023 NOV 29 AM 8:03  
Rmk  
Janae P. [Signature]  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

MH File Number: TX-23-100116-POS  
Loan Type: FHA

FILED

Rec: 98452

14

2023 NOV 30 AM 8:35

2214 REDCOAT DRIVE  
MISSOURI CITY, TX 77489

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000009973371

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

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

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

Date: February 06, 2024 ✓

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 20, 1999 and recorded in Document CLERK'S FILE NO. 1999006387 real property records of FORT BEND County, Texas, with LEON BLUE, JR. JOINED HEREIN PRO FORMA BY HIS WIFE, SHEILA BLUE AND ASKIA SONYIKA, grantor(s) and HAMMERSMITH FINANCIAL, L.P., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LEON BLUE, JR. JOINED HEREIN PRO FORMA BY HIS WIFE, SHEILA BLUE AND ASKIA SONYIKA, securing the payment of the indebtednesses in the original principal amount of \$117,750.00, 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



2214 REDCOAT DRIVE  
MISSOURI CITY, TX 77489

14  
00000009973371

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

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

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

2214 REDCOAT DRIVE  
MISSOURI CITY, TX 77489

14

00000009973371

00000009973371

FORT BEND

**EXHIBIT "A"**

LOT TWO (2), IN BLOCK THREE (3), OF SECOND REPLAT OF HUNTER'S GLEN, SECTION FIVE-B1, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1580/A AND 1580/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

23TX373-0343  
28026 MIDDLEWATER VIEW LN, KATY, TX 77494

15  
/

## NOTICE OF FORECLOSURE SALE

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

LOT 7, BLOCK 5, OF TRAILS OF KATY SEC 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NO. 20140090, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated February 19, 2016 and recorded on February 23, 2016 as Instrument Number 2016017594 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JESUS C GONZALEZ AND MONIKA A MUELLER secures the repayment of a Note dated February 19, 2016 in the amount of \$310,732.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED

rec: 98452

2023 NOV 30 AM 8:35

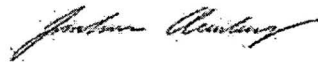
*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

15

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

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

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



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



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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

rec: 98452

2023 NOV 30 AM 8:36

## NOTICE OF TRUSTEE'S SALE

16

**DEED OF TRUST INFORMATION:**

Grantor(s)	Maria Del Carmen Villarreal	Deed of Trust Date	January 30, 2019
Original Mortgagee	IberiaBank	Original Principal	\$196,557.28
Recording Information	Instrument #: 2022130826 as an exhibit to an "Affidavit of Facts" in Fort Bend County, Texas	Original Trustee	Frank A. Yonish
Property Address	12807 Battle Road, Beasley, TX 77417	Property County	Fort Bend

**MORTGAGE SERVICER INFORMATION:**

Current Mortgagee	First Horizon Bank, successor by merger to IBERIABANK	Mortgage Servicer	First Horizon Bank
Current Beneficiary	First Horizon Bank, successor by merger to IBERIABANK	Mortgage Servicer Address	165 Madison Avenue, Memphis, TN 38101

**SALE INFORMATION:**

Date of Sale	02/06/2024 ✓
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471. in Fort Bend County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissioner's Court.
Substitute Trustees	Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

Legal Description as per the Deed of Trust:

COMMENCING AT A 3/4" IRON PIPE FOUND ON THE NORTHWEST CORNER OF LOT 24 OF THE KENDALL SUBDIVISION (VOLUME 11, PAGE 424, DEED RECORDS) IN THE J.M. MCCORMICK LEAGUE, ABSTRACT 57, FORT BEND COUNTY, TEXAS, AND BEING IN THE SOUTHERLY LINE OF BATTLE ROAD, AND SAME BEING THE NORTHEAST CORNER OF THE ADJOINING LOT 25 OF THE AFOREMENTIONED KENDALL SUBDIVISION;

THENCE NORTH 63 DEGREES, 45 MINUTES, 05 SECONDS E., ALONG THE SOUTHERLY LINE OF BATTLE ROAD, SAME BEING THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 24, A DISTANCE OF 317.04 FEET TO A 1/2 INCH IRON ROD FOUND ON SAID LINE AND BEING THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE N. 63 DEGREES, 40 MINUTES, 40 SECONDS E., ALONG THE SOUTHERLY LINE OF BATTLE ROAD, 148.875 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST NORTHERLY POINT ON THE CENTERLINE OF THE HEREIN DESCRIBED TRACT;

THENCE S. 29 DEGREES, 18 MINUTES, 18 SECONDS E., ALONG THE CENTERLINE OF A 60.00 FOOT WIDE ROAD EASEMENT, 1003.86 FEET TO A 1/2 INCH IRON PIPE TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S. 60 DEGREES W. 156.12 FEET TO A 1/2 INCH IRON PIPE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N. 28 DEGREES, 53 MINUTES, 03 SECONDS W., 1013.53 FEET TO THE PLACE OF BEGINNING, THE SAME BEING THE NORTHEAST CORNER OF A 10 ACRE TRACT CONVEYED BY ROUGH CANYON RANCH, LTD. TO THE VETERANS LAND BOARD OF TEXAS AND PHILIP GETZ, NO. 97424, AND CONTAINING 3.5291 ACRES OF LAND, MORE OR LESS.

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

## NOTICE OF TRUSTEE'S SALE

16

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

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

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

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

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

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

Dated November 28, 2023.

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

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

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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia  
Poston  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000417-18-2

APN 6469-02-001-0020-901

TO No 230539789-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 26, 2011, ADRIEN LOVE AND RONALD B. LOVE, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of JIM C. HODGE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ALLIED HOME MORTGAGE CORPORATION, A TEXAS CORPORATION, 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 \$239,763.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on May 4, 2011 as Document No. 2011041344 and that said Deed of Trust was modified by Modification Agreement and recorded July 22, 2015 as Instrument Number 2015080953 and that said Deed of Trust was modified by Modification Agreement and recorded May 3, 2019 as Instrument Number 2019046084 and that said Deed of Trust was modified by Modification Agreement and recorded April 4, 2022 as Instrument Number 2022046666 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 6469-02-001-0020-901

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 or Patricia Poston** 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.

FILED

Rev: 98452

2023 NOV 30 AM 8:36

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

TS No TX07000417-18-2

APN 6469-02-001-0020-901

TO No 230539789-TX-RWI

17

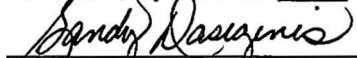
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 6, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **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 30<sup>th</sup> day of November, 23.

  
By: Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston  
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](http://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.

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TS No TX07000417-18-2

APN 6469-02-001-0020-901

TO No 230539789-TX-RWI

**EXHIBIT "A"**

LOT TWO (2), IN BLOCK ONE (1), OF RIVER RUN AT THE BRAZOS, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20080017, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Rev. 48452

FILED

2023 NOV 30 AM 8:28

18

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

*Laura Richard*

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated October 08, 2004 and recorded under Clerk's File No. 2004132643, in the real property records of FORT BEND County Texas, with Dora B Leclair and Mark Leclair non purchasing spouse; Agnes M Leclair and Francis Smejkal non purchasing spouse as Grantor(s) and National City Mortgage Co. as Original Mortgagee.

Deed of Trust executed by Dora B Leclair and Mark Leclair non purchasing spouse; Agnes M Leclair and Francis Smejkal non purchasing spouse securing payment of the indebtedness in the original principal amount of \$104,527.00 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 Dora B Leclair, Agnes M Leclair. PNC 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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

**Legal Description:**

**LOT SEVENTY-NINE (79), BLOCK FOUR (4), OF COVINGTON WOODS, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 12, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale:** 02/06/2024

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

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

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

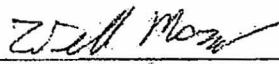
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. (8)

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

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

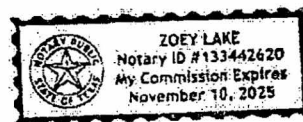
STATE OF TEXAS

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 November, 2023.

  
\_\_\_\_\_  
Notary Public Signature



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

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

C&M No. 44-23-1295

Notice of [Substitute] Trustee Sale

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

1. Date, Time, and Place of Sale.

**Date:** 02/06/2024 ✓

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

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 8002 MOUNTAIN MIST COURT, RICHMOND, TX 77469

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/14/2006 and recorded 08/16/2006 in Document 2006101297, real property records of Fort Bend County, Texas, with **CELMIRA DOMINQUEZ, A SINGLE WOMAN** grantor(s) and AEGIS FUNDING 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 **CELMIRA DOMINQUEZ, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of \$119,800.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2006-1, MORTGAGE BACKED NOTES** is the current mortgagee of the note and deed of trust or contract lien.

Rec. 48452

FILED

2023 NOV 30 AM 8:30

Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

FILED

2023 NOV 30 AM 8:30 AM

Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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### Notice of [Substitute] Trustee Sale

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

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

Date: November 29, 2023



Karita Robinson, Trustee Sale Assistant

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

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

#### Certificate of Posting

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

FILED

SELECT PORTFOLIO SERVICING, INC. (SPS)  
BECK, REED  
5129 COTTER LN, ROSENBERG, TX 77471

CONVENTIONAL  
Firm File Number: 23-040707

2023 NOV 30 AM 9:47

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 19, 2021, REED EMIL BECK, III, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN & GRAHAM, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREEDOM MORTGAGE 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 2021067516, 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, February 6, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF FORT BEND, STATE OF TEXAS:

LOT TWENTY-TWO (22), IN BLOCK FOUR (4), OF FINAL PLAT OF VILLAGES OF TOWN CENTER, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER SLIDE NO. 901/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

BEING THAT PARCEL OF LAND CONVEYED TO REED EMIL BECK, III, A SINGLE MAN FROM HOLLY DOFFING, AS INDEPENDENT EXECUTOR OF THE ESTATE OF NANCY JANE WEBB, DECEASED BY THAT DEED DATED 07/17/2019 AND RECORDED 07/19/2019 IN INSTRUMENT 2019079036, OF THE FORT BEND COUNTY, TX PUBLIC REGISTRY.

PARCEL ID(S): 8503-01-004-0220-901

Property Address: 5129 COTTER LN  
ROSENBERG, TX 77471  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: SELECT PORTFOLIO SERVICING, INC.  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

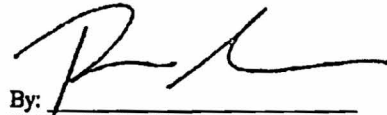
SUBSTITUTE TRUSTEE

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

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*#208486*  
*20*

WITNESS MY HAND this day November 29, 2023.



By: \_\_\_\_\_  
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com  
rgcorg@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Select Portfolio Servicing, Inc.

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—

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

FILED

2023 DEC -7 AM 8:13

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

21

RH  
100440

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-07550-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: 2/6/2024  
Time: The earliest time the sale will begin is 1:00 PM  
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT FORTY-SIX (46), IN BLOCK ONE (1), OF SUNRISE MEADOW, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20100017 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 4707 REDBUD PLACE LANE RICHMOND, TX 77469

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 7/13/2020 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 7/15/2020 under County Clerk's File No 2020087709, along with Correction Instrument recorded 2/23/2023 as Instrument No. 2023016119, of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	EDUARDO CAMPOS AN UNMARRIED MAN AND RODOLFO CAMPOS AND MARIA CARRILLO, HUSBAND AND WIFE
Original Trustee:	Black, Mann & Graham, LLP.
Substitute Trustee:	Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gibraltar Mortgage Services, LLC, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2023-07550-TX

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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the 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 but not limited to (1) the promissory note in the original principal amount of \$164,326.00, executed by EDUARDO CAMPOS AN UNMARRIED MAN AND RODOLFO CAMPOS AND MARIA CARRILLO, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gibraltar Mortgage Services, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

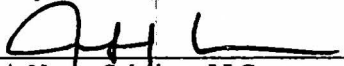
**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-07550-TX

21

Dated: 12-7-23

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



---

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

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

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

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

FILED  
100439 RH  
2023 DEC -7 AM 9:20

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Anna Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

22

Matter No.: 117999-TX

Date: December 1, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: GRANT GRIFFIN, A SINGLE MAN  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING,  
LLC, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC  
MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 3/19/2021<sup>7th</sup>, RECORDING INFORMATION: Recorded on 3/22/2021, as Instrument No.  
2021043525

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TEN (10), SAVE AND EXCEPT THE  
SOUTHEASTERLY 2 FEET THEREOF, BLOCK THIRTY-ONE (31), OF QUAIL VALLEY

SUBDIVISION, LA QUINTA SECTION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT

THEREOF RECORDED IN VOLUME 9, PAGE 4, OF THE PLAT RECORDS OF FORT BEND  
COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/6/2024, the foreclosure sale will be conducted in  
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the  
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as  
Mortgage Servicer, is representing the Mortgagee, whose address is:

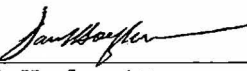
LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262



22  
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, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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

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

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

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-30125

FILED 23  
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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Spina Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**WHEREAS**, on 6/1/2006, Rodolfo R. Albarran, Husband and Wife, Maria Salud Albarran, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Eldon L. Youngblood, as Trustee, New Century Mortgage Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$114,700.00, payable to the order of New Century Mortgage Corporation, which Deed of Trust is Recorded on 6/13/2006 as Volume 2006069971, 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 Three (3) in Block One (1) of Final Plat of Villages of Town Center, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No(s). 901/A and 901/B of the Plat Records of Fort Bend County, Texas.**

Commonly known as: **1310 VILLAGE COURT BLVD ROSENBERG, TX 77471**

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

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **2/6/2024 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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.



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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 12/5/2023



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

WITNESS, my hand this 12/7/2023



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

FILED  
100439 Rk  
2023 DEC -7 AM 9:23  
Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

24

227 MANOR AVENUE  
ARCOLA, TX 77583

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

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

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

Date: February 06, 2024

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 31, 2011 and recorded in Document CLERK'S FILE NO. 2011086757 real property records of FORT BEND County, Texas, with NATALIE NATRISHA RICHARDSON A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by NATALIE NATRISHA RICHARDSON A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$125,242.00, 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:  
SAND 12/7/23 Y DASIGENIS

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



227 MANOR AVENUE  
ARCOLA, TX 77583

24 00000009920224

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

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

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

227 MANOR AVENUE  
ARCOLA, TX 77583

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FORT BEND

**EXHIBIT "A"**

LOT SEVENTEEN (17) BLOCK NINE (9), OF PINEDALE MANOR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 18 OF THE MAP RECORDS OF FORT  
BEND COUNTY, TEXAS

23-144045

## Notice of Substitute Trustee's Sale

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Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> March 29, 2007	<b>Original Mortgagor/Grantor:</b> WENDELL HOLMES AND LASHEENA JAMES
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PREFERRED HOME MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2007040127	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

FILED  
2023 DEC -7 AM 9:23  
100429 PM  
FORT BEND COUNTY, TEXAS  
Shana Hefland  
COUNTY CLERK

\* 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 \$168,743.00, executed by WENDELL SCOT HOLMES and payable to the order of Lender.

**Property Address/Mailing Address:** 8502 SATINWOOD WAY, ROSHARON, TX 77583

**Legal Description of Property to be Sold:** LOT 35, IN BLOCK 1 OF SOUTHERN COLONY SECTION 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050137 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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



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**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618, OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

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## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT SIXTY-THREE (63), IN BLOCK TWELVE (12), OF THUNDERBIRD NORTH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 16, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/05/1999 and recorded in Document 1999070524 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: 02/06/2024

Time: 01:00 PM


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

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

**5. Obligations Secured.** The Deed of Trust executed by SANDRA JO BOARD, provides that it secures the payment of the indebtedness in the original principal amount of \$98,949.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: [www.xome.com](http://www.xome.com) or (844) 400-9663

### Certificate of Posting

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

**FILED**  
100439 RH  
2023 DEC -7 AM 9:23

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

FILED

CENLAR FSB (CEN)  
CARTER, ANTHONY  
19407 LINDEN MEADOW LN, RICHMOND, TX 77469

CONVENTIONAL  
Firm File Number: 23-040810

2023 DEC -8 AM 11:58

27

**NOTICE OF TRUSTEE'S SALE**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*23-040810*

WHEREAS, on February 12, 2007, ANTHONY CARTER AND KATHERN CARTER, as Grantor(s), executed a Deed of Trust conveying to LAWRENCE YOUNG, as Trustee, the Real Estate hereinafter described, to ARGENT MORTGAGE COMPANY, LLC 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 2007021309, 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, February 6, 2024**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT ONE (1), IN BLOCK THREE (3), OF GRAND MISSION, SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S).  
2560/A OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Property Address: 19407 LINDEN MEADOW LN  
RICHMOND, TX 77469  
Mortgage Servicer: CENLAR FSB  
Mortgagee: CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-AMC4, U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

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

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

WITNESS MY HAND this day December 5, 2023.

*[Signature]*  
By: \_\_\_\_\_  
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com

27  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for CITIGROUP MORTGAGE LOAN TRUST  
INC. ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-AMC4, U.S. BANK  
NATIONAL ASSOCIATION, AS 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 military service to the sender of this notice immediately.**

23-03418  
3207 CONTINENTAL DRIVE, MISSOURI CITY, TX 77459

FILED

2023 DEC 11 AM 11:22 *Rec 101282*

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

*Yvonne Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS *28*

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

LOT THIRTY-SEVEN (37), OF PEBBLE BEACH, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 622-A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 29, 2004 and recorded on July 16, 2004 at Instrument Number 2004086642 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: February 6, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by BERTHA WILLIAMS secures the repayment of a Note dated June 29, 2004 in the amount of \$113,475.00. ATHENE ANNUITY AND LIFE COMPANY, 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.

**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.**

*Nicki Company*



4804046

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

*Sandy Dasigenis*

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

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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).

2402 WINDING CREEK DR  
FRESNO, TX 77545

FILED *rmk*

2023 DEC 11 AM 11:27

00000008781205

*Juan Richard*  
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

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

Date: February 06, 2024

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 13, 2018 and recorded in Document CLERK'S FILE NO. 2018039176 real property records of FORT BEND County, Texas, with KERREE DRAKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KERREE DRAKE, securing the payment of the indebtednesses in the original principal amount of \$275,910.00, 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



2402 WINDING CREEK DR  
FRESNO, TX 77545

29 00000008781205

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**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: \_\_\_\_\_

2402 WINDING CREEK DR  
FRESNO, TX 77545

00000008781205

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00000008781205

FORT BEND

**EXHIBIT "A"**

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.

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2023 DEC 11 AM 11:27

**FORT BEND County**

**Deed of Trust Dated:** July 23, 2021

**Amount:** \$232,982.00

**Grantor(s):** EDWARD ALEMAN and EILEEN ALEMAN

**Original Mortgagee:** DHI MORTGAGE COMPANY, LTD.

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

**Mortgagee Servicer and Address:** c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

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. 2021125100

**Legal Description:** LOT 16, BLOCK 1, OF SOUTHERN COLONY EXPANSION PHASE 1 SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 20200248, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

County Clerk  
FORT BEND COUNTY, TEXAS

**Date of Sale:** February 6, 2024 between the hours of 1:00 PM and 4:00 PM.

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


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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KENNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

  
Anthony Adams Green, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-005306



Printed Name: SANDY DASIGENIS

c/o XOME

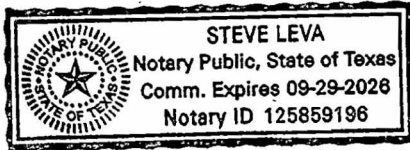
750 TX-121 #100  
Lewisville, TX 75067

STATE OF TEXAS

COUNTY OF FORT BEND

30

Before me, the undersigned authority, on this 11th day of December, 2023, personally appeared SANDY DASIGENIS, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



A handwritten signature in cursive script that reads "Steve Leva".

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2023-005306

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 10:45 A.M. P.M. *rmh*

DEC 11 2023

*Lana Richard*  
County Clerk Fort Bend Co. Texas

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## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-07579-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: 2/6/2024 ✓  
Time: The earliest time the sale will begin is 1:00 PM  
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT EIGHTEEN (18), IN BLOCK TWO, OF SIENNA VILLAGE OF ANDERSON SPRINGS SECTION FIVE-A (5-A), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004, PAGE 84 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Commonly known as: 5811 SONOMA RIDGE MISSOURI CITY, TX 77459

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 1/19/2022 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 1/20/2022 under County Clerk's File No 2022009287, of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	Nabeel Shahin, a Single Man
Original Trustee:	Ruth W. Garner
Substitute Trustee:	Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Network Funding, L.P., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2023-07579-TX

31

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 but not limited to (1) the promissory note in the original principal amount of \$265,109.00, executed by Nabeel Shahin, a Single Man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Network Funding, L.P., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

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

T.S. #: 2023-07579-TX

Dated: 12-11-23

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

---

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

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

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

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

23TX373-0532  
6939 MORALES WAY, ROSENBERG, TX 77469

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## NOTICE OF FORECLOSURE SALE

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

LOT 19, BLOCK 6, OF SUNSET CROSSING SECTION FIVE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210035, MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated January 18, 2022 and recorded on January 21, 2022 as Instrument Number 2022009853 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JOSE GUADALUPE ALVAREZ JR. secures the repayment of a Note dated January 18, 2022 in the amount of \$272,370.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED

2023 DEC 12 AM 9:26

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

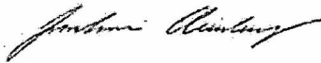
Rec: 101680 AH

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

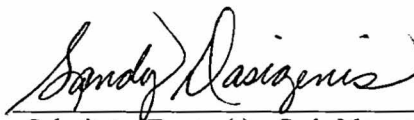
32

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

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



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



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

102417 ROK  
2023 DEC 14 AM 10:09

23-03581

1902 CRES CMN DR, KATY, TX 77494

**NOTICE OF FORECLOSURE SALE AND COUNTY CLERK  
APPOINTMENT OF SUBSTITUTE TRUSTEE**  
FORT BEND COUNTY, TEXAS

33

**Property:**

The Property to be sold is described as follows:

LOT TWENTY-TWO (22), IN BLOCK TWO (2), OF CINCO RANCE GREENWAY VILLAGE, SECTION EIGHT (8), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1211/B AND 1212/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND IN FILM CODE NO. 354043 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SUBJECT PROPERTY LIES WHOLLY WITHIN FORT BEND COUNTY).

**Security Instrument:**

Deed of Trust dated October 1, 2021 and recorded on October 4, 2021 at Instrument Number 2021166392 in the real property records of FORT BEND County, Texas, which contains a power of sale.

**Sale Information:**

February 6, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

**Terms of Sale:**

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:**

The Deed of Trust executed by WESLEY HEARNE AND ANNA HEARNE secures the repayment of a Note dated October 1, 2021 in the amount of \$363,750.00. NATIONSTAR MORTGAGE LLC, whose address is c/o ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and ServiceMac, 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.**



4804486

*Nicki Company*

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

*Sandy Dasigenis*

33

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

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).

3118 Clyburn Court, Missouri City, TX 77459

FILED

2023 DEC 14 AM 10:10

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

33-015300

34

**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: 02/06/2024

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/21/2008 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2008055380, with Vertes Jones (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Interline Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Vertes Jones, securing the payment of the indebtedness in the original amount of \$161,534.00, 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 TWENTY-FOUR (24), IN BLOCK ONE (1), OF THE FINAL PLAT VICKSBURG, THE VILLAGE OF CUMBERLAND, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 644/B AND 645/A AND 645/B ALL OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS



4804355

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:

34

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

*Sandy Dasigenis*

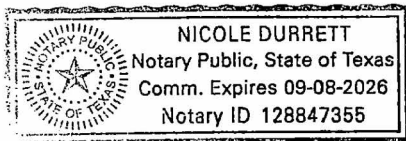
**SUBSTITUTE TRUSTEE**

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of December, 2023.



*Nicole Durrett*

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

**CERTIFICATE OF POSTING**

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

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

1738 CARRIAGE RUN CT  
FRESNO, TX 77545

FILED  
102917 RA  
2023 DEC 14 AM 10:10  
Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
35  
00000009396664

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

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

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

Date: February 06, 2024 ✓

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 26, 2016 and recorded in Document CLERK'S FILE NO. 2016042691 real property records of FORT BEND County, Texas, with LAMONT LONG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LAMONT LONG, securing the payment of the indebtednesses in the original principal amount of \$191,468.00, 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



1738 CARRIAGE RUN CT  
FRESNO, TX 77545

35 00000009396664

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

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

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

1738 CARRIAGE RUN CT  
FRESNO, TX 77545

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FORT BEND

**EXHIBIT "A"**

LOT THIRTY-SIX, IN BLOCK TWO (2), OF TEAL RUN MEADOWS, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2035/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF FORT BEND

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§  
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NOTICE OF FORECLOSURE SALE

**FILED**  
102417 RA  
2023 DEC 14 AM 10:10

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

36

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

Dated:	03/16/2006
Grantor(s):	Quania W. Anderson & James Anderson
Trustee:	George M. Shanks, Jr.
Lender:	Decision One Mortgage Company, LLC
Recorded in:	2006031925 of the Real Property Records of Fort Bend County, Texas
Secures:	Note ("Note") in the original principal amount of \$29,380.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender
Property:	The real property and improvements described in the attached Exhibit A
Assignment:	The Note and the liens and security interests of the Deed of Trust were transferred and assigned to ARCPE 1, LLC ("Beneficiary") by an instrument dated 09/21/2021, and recorded in 2021161841 of the Real Property Records of Fort Bend County, Texas
Substitute Trustee:	Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston
Substitute Trustee's Street Address:	c/o DWaldman Law, P.C. 5900 Balcones Drive, Suite 100 Austin, TX 78731
Mortgage Servicer:	Planet Home Lending LLC
Mortgage Servicer's	321 Research Pkwy, Suite 303 Meriden, CT 06450

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Address:

Foreclosure Sale:

Date: Tuesday, February 6, 2024 /

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

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that ARCPE 1, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, ARCPE 1, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of ARCPE 1, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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

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

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

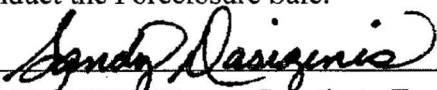
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.


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

By:   
SANDY DASIGENIS Substitute Trustee

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me by SANDY DASIGENIS on  
December 14, 2023

  
Notary Public, State of Texas  
Commission Expires: 09-08-2026  
Printed Name:  
NICOLE DURRETT

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**Exhibit A: Property Description**

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

FILED  
102417 RA  
2023 DEC 14 AM 10:11

22-052609

Notice of Substitute Trustee's Sale

*Laura Richard* 37  
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)**

<b>Deed of Trust Date:</b> March 31, 2005	<b>Original Mortgagor/Grantor:</b> ERIK R CORK AND CYNTHIA E CORK
<b>Original Beneficiary / Mortgagee:</b> FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF6
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2005038557	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a/ Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$368,000.00, executed by CYNTHIA CORK; ERIK CORK and payable to the order of Lender.

**Property Address/Mailing Address:** 2811 PENINSULAS DR, MISSOURI CITY, TX 77459

**Legal Description of Property to be Sold:** LOT 26, BLOCK 4, AMENDING PLAT OF THE PENINSULAS AT LAKE OLYMPIA, SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S). 1337/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR 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, *WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF6*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800



Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF6* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

FILED  
102417R  
2023 DEC 14 AM 10:11

23-141119

**Notice of Substitute Trustee's Sale**

*Lucia Richard*  
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)**

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<b>Deed of Trust Date:</b> December 12, 2001	<b>Original Mortgagor/Grantor:</b> ROBERT ANDERSON
<b>Original Beneficiary / Mortgagee:</b> AMERICAN CAPITAL FUNDING CORPORATION., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2002001470	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$165,203.00, executed by ROBERT ANDERSON and payable to the order of Lender.

**Property Address/Mailing Address:** 21407 WILLOW GLADE DR, KATY, TX 77450

**Legal Description of Property to be Sold:** LOT SEVENTY-SIX (76) BLOCK ONE (1) IN WILLOW PARK GREENS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN 2120/A AND 2120/B OF THE PLAT RECORDS IN FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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



**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

23-150342

**Notice of Substitute Trustee's Sale**

**FILED**  
102417Rth  
2023 DEC 14 AM 10:12

*Juan Richard*  
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)**

39

<b>Deed of Trust Date:</b> March 20, 2017	<b>Original Mortgagor/Grantor:</b> SHOWE P. SOTO AND MICHELLE Z. SOTO
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR REPUBLIC STATE MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2017029360	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a/ Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$150,228.00, executed by SHOWE P. SOTO and payable to the order of Lender.

**Property Address/Mailing Address:** 3302 MISSION VALLEY, MISSOURI CITY, TX 77459

**Legal Description of Property to be Sold:** LOT TWELVE (12), BLOCK SEVEN (7) THUNDERBIRD NORTH, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 16, PLAT RECORDS, FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> February 6, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell



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

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

FILED  
102417 PM  
2023 DEC 14 AM 10:12

23-159047

### 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)

*James Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

40

<b>Deed of Trust Date:</b> August 29, 2003	<b>Original Mortgagor/Grantor:</b> MOUSUMI GHOSH
<b>Original Beneficiary / Mortgagee:</b> FIRST FRANKLIN FINANCIAL CORPORATION., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> PNC BANK, NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2003129257	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> SELECT PORTFOLIO SERVICING, INC.	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr., Salt Lake City, UT 84119

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$102,650.00, executed by MOUSUMI GHOSH and payable to the order of Lender.

**Property Address/Mailing Address:** 9230 GROVE HAVEN DR, HOUSTON, TX 77083

**Legal Description of Property to be Sold:** LOT 11, BLOCK 3, KINGSBRIDGE VILLAGE, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 2407/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *PNC BANK, NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee. 40

**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

FILED  
102417 PIA  
2023 DEC 14 AM 10:12

23-163959

### 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)**

*James Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

41

<b>Deed of Trust Date:</b> May 18, 2018	<b>Original Mortgagor/Grantor:</b> GUOCHAO ZHOU AND SHASHA LEI
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2018055124	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$215,965.00, executed by GUOCHAO ZHOU; SHASHA LEI and payable to the order of Lender.

**Property Address/Mailing Address:** 6907 KINGSFORD GABLE CT, RICHMOND, TX 77407

**Legal Description of Property to be Sold:** LOT 25, BLOCK 3, OF GRAND VISTA LAKES SEC-3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170180 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA



92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust. 41

**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 *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET 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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

Our Case Number: 23-06168-FC

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

WHEREAS, on October 30, 2018, PIUS OGHENEORHIE FELATOR AND RACHAEL OVIEMETE OJEVWE, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to BLACK, MANN & GRAHAM, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR K. HOVNANIAN AMERICAN MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2018123081 in the DEED OF TRUST OR REAL PROPERTY RECORDS of FORT BEND COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 in **FORT BEND COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: LOT EIGHTEEN (18), IN BLOCK FOUR (4), OF RIVER'S EDGE SECTION FIVE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20060137 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 210 FAIRWOOD SPRINGS LANE, RICHMOND, TX 77406

Mortgage Servicer: NATIONSTAR

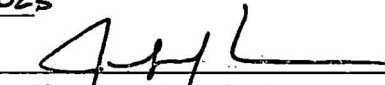
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

### **ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND this 21<sup>st</sup> day of Dec. 2023

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

**FILED**

2023 DEC 21 AM 9:28

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

23-03719

2731 DOVE COUNTRY DRIVE, STAFFORD, TX 77477

FILED

2023 DEC 21 AM 10:10

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

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec  
104374  
U.T.

**Property:**

The Property to be sold is described as follows:

LOT 12, BLOCK 9, REPLAT OF DOVE COUNTRY, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 49, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated May 6, 2002 and recorded on May 16, 2002 at Instrument Number 2002051524 in the real property records of FORT BEND County, Texas, which contains a power of sale.

**Sale Information:**

February 6, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

**Terms of Sale:**

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:**

The Deed of Trust executed by RODNEY T. GUZMAN AND NANCY COVARRUBIA secures the repayment of a Note dated May 6, 2002 in the amount of \$74,800.00. THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA, AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE, IN TRUST FOR THE HOLDERS OF TRUMAN MORTGAGE LOAN TRUST 2002-2, ASSET-BACKED CERTIFICATES, SERIES 2002-2, 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.

**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.**



4804986

*Nicki Company*

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

*Sandy Dasigenis*

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

43

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

23-03598  
3031 SLEEPY HOLLOW DR, SUGAR LAND, TX 77479

2023 DEC 21 AM 10:10

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104374  
4T

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

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

44

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

LOT 39, IN BLOCK 11, OF SETTLERS PARK, SECTION ONE (1), A  
SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 12 OF THE  
PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Security Instrument: Deed of Trust dated April 1, 2004 and recorded on April 7, 2007 at Instrument Number  
2004040667 in the real property records of FORT BEND County, Texas, which contains  
a power of sale.

Sale Information: February 6, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend  
County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the  
County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code  
section 51.009, the Property will be sold as is, without any expressed or implied  
warranties, except as to warranties of title, and will be acquired by the purchaser at its  
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee  
reserves the right to set additional, reasonable conditions for conducting the sale and will  
announce the conditions before bidding is opened for the first sale of the day held by the  
substitute trustee.

Obligation Secured: The Deed of Trust executed by SHAHIDA ZAKI AND SHAKIL ZAKI secures the  
repayment of a Note dated April 1, 2004 in the amount of \$110,600.00. NATIONSTAR  
MORTGAGE 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 mortgage. 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.**



4804884

*Nicki Company*

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

*Sandy Dasigenis*

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

44

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

2023 DEC 21 AM 10:12

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
00000009989344

8407 PARAPET PLACE  
ROSHARON, TX 77583

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

45

Rec 104376  
u.T.

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

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

Date: February 06, 2024 ✓

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 13, 2013 and recorded in Document INSTRUMENT NO. 2013120559 real property records of FORT BEND County, Texas, with PATRICK NILES AND SPOUSE, SHEVA JANUARY-NILES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PATRICK NILES AND SPOUSE, SHEVA JANUARY-NILES, securing the payment of the indebtednesses in the original principal amount of \$156,148.00, 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



8407 PARAPET PLACE  
ROSHARON, TX 77583

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

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

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

8407 PARAPET PLACE  
ROSHARON, TX 77583

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FORT BEND

**EXHIBIT "A"**

LOT FORTY-THREE (43), IN BLOCK TWO (2), OF SOUTHERN COLONY, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050137 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

46

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:** 04/17/2020  
**Grantor(s):** ESTEFANY GALDAMEZ, SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICA'S CHOICE HOME LOANS LP, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$166,920.00  
**Recording Information:** Instrument 2020044403  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 2315 CARDINAL ELM STREET, FRESNO, TX 77545

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of February, 2024 ✓  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

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

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J.T.  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

- 46
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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

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

**Certificate of Posting**

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

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

**Exhibit "A"**

LOT FORTY-THREE (43), IN BLOCK ONE (1), OF TEAL RUN, SECTION 15, ACCORDING TO THE MAP OR PLAT THEREOF IN SLIDE NO. 2477B, 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'S SALE**

FILED 47

2023 DEC 21 AM 10:14

**FORT BEND County**

**Deed of Trust Dated:** December 22, 2016

**Amount:** \$136,000.00

**Grantor(s):** SARAH ALONSO

**Original Mortgagee:** CRESTMARK MORTGAGE COMPANY, LTD

**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION

**Mortgagee Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

**Recording Information:** Document No. 2016144810

**Legal Description:** LOT 3, BLOCK 3, OF SHADOW CREEK RANCH SF-57 PARTIAL REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150081, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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**Date of Sale:** February 6, 2024 between the hours of 1:00 PM and 4:00 PM.

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

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

*Anthony Adam Garcia*

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2022-003649

*Sandy Dasigenis*

Printed Name: SANDY DASIGENIS

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

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<b>Deed of Trust Date:</b> 6/22/2006	<b>Grantor(s)/Mortgagor(s):</b> CAROLYN RAY, AN UNMARRIED WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust 2006-FFA
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2006081778	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 6200 S. Quebec St., Greenwood Village, CO 80111
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> 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:** LOT SEVENTEEN (17), IN BLOCK FIVE (5), MISSION GREEN NORTH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 792B; 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, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Cole Patton,  
Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original  
Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies  
set aside to the beneficiary therein

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

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


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

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

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 12/20/2023

Dated: December 21, 2023

  
\_\_\_\_\_  
Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Specialized Loan Servicing, LLC

SANDY DASIGENIS

Printed Name:

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

**FILED**

2023 DEC 21 AM 10:15

**MH File Number:** TX-23-99033-POS  
**Loan Type:** Conventional Residential

  
\_\_\_\_\_  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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FILED

2023 DEC 21 AM 10:15

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## Notice of Substitute Trustee's Sale

Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXASRec  
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Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> December 17, 2007	<b>Original Mortgagor/Grantor:</b> BRUCE J. BEEVER AND SHELLEY R. BEEVER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR RYLAND MORTGAGE COMPANY, AN OHIO CORPORATION., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2008000744	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> SELENE FIANNCE LP	<b>Mortgage Servicer's Address:</b> 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$382,350.00, executed by BRUCE J. BEEVER AND SHELLEY R. BEEVER and payable to the order of Lender.

**Property Address/Mailing Address:** 6814 RIPPLEMOOR CT, SUGAR LAND, TX 77479

**Legal Description of Property to be Sold:** LOT 8, BLOCK 1, TELFAIR, SECTION 9, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070158, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. .

<b>Date of Sale:</b> February 6, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800



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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 C/O U.S. BANK TRUST NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

FILED

2023 DEC 21 AM 10:16

23-162465

## Notice of Substitute Trustee's Sale

*Jaime Phillips*  
 COUNTY CLERK  
 FORT BEND COUNTY, TEXAS

Rec  
 104376  
 C.T.

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)

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<b>Deed of Trust Date:</b> April 12, 2013	<b>Original Mortgagor/Grantor:</b> DONALD J. PHILLIPS; JAIME M. PHILLIPS
<b>Original Beneficiary / Mortgagee:</b> PREMIA MORTGAGE, LLC DBA PREMIA RELOCATION MORTGAGE., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> DLJ MORTGAGE CAPITAL, INC.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2013044597	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Select Portfolio Servicing (O)	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119- 3284

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$328,000.00, executed by DONALD J. PHILLIPS and payable to the order of Lender.

**Property Address/Mailing Address:** 9323 GAUGUIN LANE, MISSOURI CITY, TX 77459

**Legal Description of Property to be Sold:** LOT FORTY-THREE (43) IN BLOCK ONE (1), OF SIENNA VILLAGE OF WATERS LAKE SECTION EIGHTEEN-B (18-B), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040163, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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



**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *DLJ MORTGAGE CAPITAL, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

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

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

FILED

23-164304

2023 DEC 21 AM 10:17

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> November 17, 2011	<b>Original Mortgagor/Grantor:</b> LOAN M. NGUYEN AND CUONG V. VU
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CALVERT CAPITAL CORPORATION., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2011116073	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Newrez LLC D/B/A Shellpoint Mortgage Servicing	<b>Mortgage Servicer's Address:</b> 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 \$108,000.00, executed by LOAN M NGUYEN and payable to the order of Lender.

**Property Address/Mailing Address:** 3407 GREEN FIELDS DRIVE, SUGAR LAND, TX 77479

**Legal Description of Property to be Sold:** LOT THIRTY-ONE (31), IN BLOCK THIRTEEN (13), OF SETTLERS PARK, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 42, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850,



Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust. 51

**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 *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET 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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Dione Bergeron	Deed of Trust Date	December 9, 2013
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for One Reverse Mortgage, LLC, its successors and assigns	Original Principal	\$211,500.00
Recording Information	Instrument #: 2013155320 in Fort Bend County, Texas	Original Trustee	G. Tommy Bastian
Property Address	5822 Kenwood, Missouri City, TX 77459	Property County	Fort Bend

## MORTGAGE SERVICER INFORMATION:

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

## SALE INFORMATION:

Date of Sale	02/06/2024
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471. in Fort Bend County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:  
**LOT 15, BLOCK 5, OF SIENNA VILLAGE OF ANDERSON SPRING, SECTION FIVE-A, AN ADDITION IN FORT BEND COUNTY, TEXAS, RECORDED UNDER PLAT FILE NO. 20040084, OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.**

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

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

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00351

PAGE 1

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## NOTICE OF TRUSTEE'S SALE

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are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. 52

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

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

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

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

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

Dated December 19, 2023.

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

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

CAUSE NUMBER 23-DCV-301564

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

5822 KENWOOD  
MISSOURI CITY, TX 77459

UNDER TEX. R. CIV. PROC. 736

Petitioner:

MORTGAGE ASSETS MANAGEMENT,  
LLC,

Respondent(s):

DIONE BERGERON.

IN THE DISTRICT COURT

OF FORT BEND COUNTY, TEXAS

458<sup>th</sup> JUDICIAL DISTRICT

**DEFAULT ORDER ALLOWING FORECLOSURE**

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

- 1) the Application complies with Texas Rule of Civil Procedure ("TRCP") 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) the Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:

(a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.

DEFAULT ORDER

281-00351

05/31/2023 DJ  
ROUTED TO COURT  
RT'D TO D. CLERK 06/06/2023 DJ

(b) The obligation secured by the lien sought to be foreclosed is in default.

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(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Mortgage Assets Management, LLC, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 5822 Kenwood, Missouri City, TX 77459 and legal description as described in the Real Property Records of Fort Bend County, Texas as follows:

LOT 15, BLOCK 5, OF SIENNA VILLAGE OF ANDERSON SPRING, SECTION FIVE-A, AN ADDITION IN FORT BEND COUNTY, TEXAS, RECORDED UNDER PLAT FILE NO. 20040084, OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

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

Dione Bergeron  
5822 Kenwood  
Missouri City, TX 77459

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

Instrument #: 2013155320 in the Real Property Records of Fort Bend County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or <sup>52</sup> Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

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

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

Signed, this \_\_\_\_ day of 6/28/2023, 2023.

  
\_\_\_\_\_  
Judge Presiding

~~Set for WebEx hearing 10am on 6/28/23.  
Movant  
to email [cynthia.selfdc458@fbctx.gov](mailto:cynthia.selfdc458@fbctx.gov) for link  
and  
is to send notice to all parties.~~

Approved as to form by:

52

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

FILED

2023 DEC 21 AM 10:20

NOTICE OF FORECLOSURE SALE

Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec  
104376  
W.T.

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT THIRTY-EIGHT (38), IN BLOCK TWO (2), OF RIVER'S EDGE SECTION THIRTEEN (13), AN ADDITION IN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20140152 OF THE PLAT RECORDS OF FORT BEND COUNTY.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/17/2017 and recorded in Document 2017029395 real property records of Fort Bend County, Texas. Re-filed in Document 2023048418 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: 02/06/2024

Time: 01:00 PM

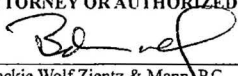
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. **Obligations Secured.** The Deed of Trust executed by DERRICK L. CHARGOIS AND BRANDI CHARGOIS, provides that it secures the payment of the indebtedness in the original principal amount of \$275,500.00, 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, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

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

FILED

2023 DEC 21 AM 10:20

Rec  
104376  
CLT

## NOTICE OF FORECLOSURE SALE

Jenna Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

54

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), IN BLOCK FOUR (4), OF SETTLERS PARK, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 12, 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 10/07/2016 and recorded in Document 2016129910 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: 02/06/2024 •

Time: 01:00 PM

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

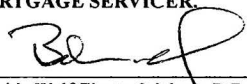
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009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

**5. Obligations Secured.** The Deed of Trust executed by GAIL R. STONE, provides that it secures the payment of the indebtedness in the original principal amount of \$378,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** FINANCE OF AMERICA REVERSE LLC obtained a Order from the 400th District Court of Fort Bend County on 12/12/2023 under Cause No. 23-DCV-309024. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

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

FILED

2023 DEC 21 AM 10:21

35  
Rec  
104376  
CJT

**NOTICE OF FORECLOSURE SALE**

*Yana Richard*

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT EIGHTEEN (18), IN BLOCK SIX (6), OF HUNTER'S PARK, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 26, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/30/2002 and recorded in Document 2002013272 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: 02/06/2024

Time: 01:00 PM

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

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

**5. Obligations Secured.** The Deed of Trust executed by ROBBIN HUFF, provides that it secures the payment of the indebtedness in the original principal amount of \$70,650.00, 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 COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK), AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2002-1 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A. (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK), AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2002-1 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 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.**

*Brandon Wolf*

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

**Certificate of Posting**

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

FILED

2023 DEC 21 AM 10:21

*Jenna Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Sp  
Rec  
104376  
WT

## NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT THIRTY-NINE (39), BLOCK ONE (1), OF THUNDERBIRD NORTH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 16, MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/26/2020 and recorded in Document 2021000603 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: 02/06/2024

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by PHYLLIS C. RICE, provides that it secures the payment of the indebtedness in the original principal amount of \$300,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC 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 Carrington Mortgage Services, LLC 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.

*Brandon Wolf*

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

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

SELECT PORTFOLIO SERVICING, INC. (SPS)  
WALTERS, LORI  
602 SUMMER TRACE LN, RICHMOND, TX 77406

CONVENTIONAL  
Firm File Number: 23-040847

57  
/

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 10, 2008, LORI L WALTERS AND TOM WALTERS WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to R.J. DANIEL, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CRESTMARK MORTGAGE COMPANY, LTD. 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 2008078363, 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, February 6, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.


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

LOT 14, BLOCK 8, RIVER'S EDGE SEC. 1, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 20040101, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 602 SUMMER TRACE LN  
RICHMOND, TX 77406  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE OF CSMC 2020-RPL3 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

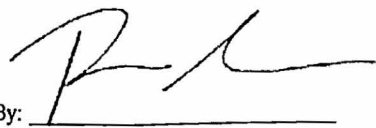
  
SUBSTITUTE TRUSTEE  
Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Amar Sood  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day December 20, 2023.

FILED

2023 DEC 21 PM 1:16

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Wilmington Savings Fund Society, FSB, not  
in its individual capacity but solely as Owner Trustee of  
CSMC 2020-RPL3 Trust

59

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

FILED

2023 DEC 26 AM 10:15

58

## Notice of Substitute Trustee Sale

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

T.S. #: 23-9637

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:** 2/6/2024  
**Time:** The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM  
**Place:** Fort Bend County Courthouse in Richmond, Texas, at the following location: 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 NINETEEN (19), IN BLOCK ONE (1), OF SIENNA STEEP BANK VILLAGE, SECTION THIRTEEN (13), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040044 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 1/13/2005 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2005009446, recorded on 1/24/2005, of the Real Property Records of Fort Bend County, Texas.

Property Address: 3962 INGLEWOOD CIRCLE MISSOURI CITY, TX 77459

<b>Trustor(s):</b>	<b>MICHAEL VIRKUS AND JAIME VIRKUS</b>	<b>Original Beneficiary:</b>	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR SECURE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS</b>
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<b>Current Beneficiary:</b>	<b>Barclays Mortgage Trust 2022-RPL1, Mortgage-Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee</b>	<b>Loan Servicer:</b>	<b>Gregory Funding, LLC</b>
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<b>Current Substituted Trustees:</b>	<b>Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC</b>
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

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T.S. #: <merge src="{Master.TSNumber}" />

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MICHAEL VIRKUS AND JAIME VIRKUS HUSBAND AND WIFE. 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 \$118,500.00, executed by MICHAEL VIRKUS AND JAIME VIRKUS HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR SECURE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MICHAEL VIRKUS AND JAIME VIRKUS HUSBAND AND WIFE to MICHAEL VIRKUS AND JAIME VIRKUS. Barclays Mortgage Trust 2022-RPL1, Mortgage-Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee 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**

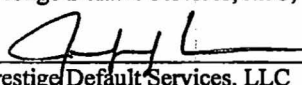
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Barclays Mortgage Trust 2022-RPL1, Mortgage-Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee**  
**c/o Gregory Funding, LLC**  
**PO BOX 230579**  
**Tigard, OR 97281**  
**866-712-5698**

T.S. #: <merge src="{Master.TSNumber}" />

Dated: 12-22-23

Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer,  
Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey,  
Prestige Default Services, LLC,



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

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

FILED

C&M No. 44-23-3382/ FILE NOS

2023 DEC 28 AM 10: 23

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

*Laura Richardson*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
Rec 105588  
59

**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 25, 2005 and recorded under Clerk's File No. 2005051166, in the real property records of FORT BEND County Texas, with Myron E. Brown and spouse, Tynthia L. Richardson as Grantor(s) and Diversified Home Lending, LLC as Original Mortgagee.

Deed of Trust executed by Myron E. Brown and spouse, Tynthia L. Richardson securing payment of the indebtedness in the original principal amount of \$98,000.00 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 Myron E. Brown. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE FHLMC SLST 2020-3 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 TWENTY-ONE (21), IN BLOCK TEN (10), OF WILLOW PARK, SECTION THREE (3), A REPLAT OF CHASEWOOD, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 4, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 02/06/2024**

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

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

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



**"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

Type text

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

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

Executed on 12/26/2023.

/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. 44-23-3382

FILED

C&M No. 44-23-3186/ RECORD NOS

2023 DEC 28 AM 10:24

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

*Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
*Rec 105588*

**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 March 25, 1994 and recorded under Vol. 2641, Page 1372, or Clerk's File No. 9422263, in the real property records of FORT BEND County Texas, with John Lundgren a single person as Grantor(s) and Countrywide Funding Corporation as Original Mortgagee.

Deed of Trust executed by John Lundgren a single person securing payment of the indebtedness in the original principal amount of \$74,250.00 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 John Lundgren. Nationstar Mortgage 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

**Legal Description:**

**LOT 29, BLOCK 9, OF HICKORY CREEK SECTION ONE PARTIAL REPLAT OF HICKORY CREEK SECTION ONE PARTIAL REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1243/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 02/06/2024**

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

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

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.




The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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

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

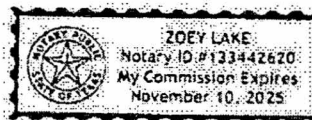
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Juanita Deaver 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 22nd day of December, 2023.

  
Notary Public Signature



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

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

C&M No. 44-23-3186

FILED

C&M No. 44-23-0939/ FILE NOS

2023 DEC 28 AM 10:24

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

*Amk*  
*Anna Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
*Rec 105588*  
*(e)*

**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 February 05, 2013 and recorded under Clerk's File No. 2013017750, in the real property records of FORT BEND County Texas, with Vinh Do, A single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citibank, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Vinh Do, A single man securing payment of the indebtedness in the original principal amount of \$281,019.00 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 Vinh Do. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-3 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

**Legal Description:**

**LOT 26, IN BLOCK 1 OF COLONY LAKE ESTATES, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT PLAT NUMBER 20060009 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 02/06/2024**

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

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

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

Executed on December 18, 2023.

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

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

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

C&M No. 44-23-0939

FILED

2023 DEC 28 AM 10:24

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*James Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

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Matter No.: 119246-TX

Date: December 26, 2023

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 WESTHEIMER 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 **2/6/2024**, the foreclosure sale will be conducted in  
**Fort Bend** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

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



Matter No.: 119246-TX


c/o FAY SERVICING, LLC  
1601 LBJ Freeway, Suite 150  
Farmers Branch, TX 75234

02

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

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

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

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

11403 Sandermeier Dr, Richmond, TX 77406

63  
23-015909

**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: 02/06/2024 ✓

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM 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 01/27/2012 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2012009527, with Jon Douglas Pittman Jr. and Julie A. Pittman (grantor(s)) and Southwest Funding, L. P. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jon Douglas Pittman Jr. and Julie A. Pittman, securing the payment of the indebtedness in the original amount of \$161,405.00, 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 Eight (8), in Block two (2), of Canyon Springs at Westheimer Lakes, Section one (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 20050004 of the Plat Records of Fort Bend County, Texas.

FILED  
2023 DEC 28 AM 10:25  
Fort Bend County, Texas  
REC 105588

63  
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

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



**SUBSTITUTE TRUSTEE**

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

**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.

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

FILED

2023 DEC 28 AM 10:25

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Patricia Poston, Sandy Dasigenis, Jeff Leva  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

*Janet Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
105588

TS No TX08000124-23-1

APN 3104-04-006-0200-907 | R353766

TO No 230570650-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 30, 2019, OLUGBENGA ALABA AND HELEN AYODIMEJI ALABA, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TERRIE HAGERTY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CITADEL SERVICING CORPORATION, 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 \$140,000.00, payable to the order of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of the MFA 2020-NQM1 Trust as current Beneficiary, which Deed of Trust recorded on October 3, 2019 as Document No. 2019113421 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 3104-04-006-0200-907 | R353766

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 Patricia Poston, Sandy Dasigenis, Jeff Leva 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 Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of the MFA 2020-NQM1 Trust, 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.

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 6, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Fort Bend County Fairgrounds - Building C, 4310 Highway 36, South Rosenberg, TX, 77471, or in the area designated by the Commissioner's Court, 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 Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of the MFA 2020-NQM1 Trust'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 Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee of the MFA 2020-NQM1 Trust'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 28th day of December, 2023.

  
By: Patricia Poston, Sandy Dasigenis, Jeff Leva  
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.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

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

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**EXHIBIT "A"**

LOT TWENTY (20), IN BLOCK SIX (6), OF FIELDSTONE SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20060117 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SELECT PORTFOLIO SERVICING, INC. (SPS)  
ADENUBI, OLUMUYIWA  
8511 ANTIETAM LANE, HOUSTON, TX 77083

CONVENTIONAL  
Firm File Number 2007110588  
2007 DEC 28 AM 10:26

FILED

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 30, 2007, OLUMUYIWA ADENUBI, A SINGLE PERSON AND BONNIE MAJOR, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to WELLS FARGO BANK, 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 2007110588, 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, February 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **FORT BEND COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT FOUR (4), IN BLOCK THREE (3), OF KEEGANS RIDGE, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S), 2181/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

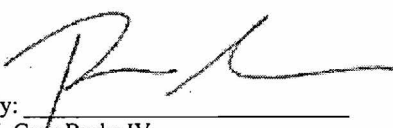
Property Address: 8511 ANTIETAM LANE  
HOUSTON, TX 77083  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE  
BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION  
TRUST, SERIES 2019-3  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

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

WITNESS MY HAND this day December 22, 2023.

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

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Federal Home Loan Mortgage Corporation,  
as Trustee for the benefit of the Freddie Mac Seasoned  
Loans Structured Transaction Trust, Series 2019-3

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

NATIONSTAR MORTGAGE LLC (CXE)  
GUTOWSKY, MICHAEL  
7027 BELLE MEADOW LANE, ROSENBERG, TX 77469

CONVENTIONAL  
Firm File Number: 23-040722

FILED 666  
2023 DEC 28 AM 10:26  
105588

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 29, 2016, MICHAEL ANTHONY GUTOWSKY JOINED HEREIN PRO FORMA BY HIS SPOUSE MICHELE LEE GUTOWSKY, as Grantor(s), executed a Deed of Trust conveying to SCOTTER MALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC 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 2016021584, 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, February 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **FORT BEND COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT 12, BLOCK 2, WALNUT CREEK SECTION SEVEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150030, PLAT RECORDS OF  
FORT BEND COUNTY, TEXAS

Property Address: 7027 BELLE MEADOW LANE  
ROSENBERG, TX 77469  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: LAKEVIEW LOAN SERVICING, LLC  
8950 CYPRESS WATERS BOULEVARD  
COPELL, TX 75019

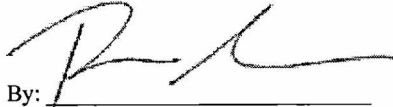
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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**

**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 Stewart, David Barry, Byron Stewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day December 27, 2023.

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com

rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Lakeview Loan Servicing, LLC

WLP

**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.**

SELECT PORTFOLIO SERVICING, INC. (SPS)  
CASAREZ, JASON  
7307 RED RIVER DRIVE, RICHMOND, TX 77469

CONVENTIONAL  
Firm File Number: 23-040846

FILED

2023 DEC 28 AM 10:26

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 14, 2006, JASON CASAREZ, A SINGLE MAN AND ROCHELLE TEAGUE, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to JOE E. SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WMC MORTGAGE CORP. 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 2006118167, 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, February 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **FORT BEND COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT SEVEN (7), IN BLOCK SEVEN (7), OF REPLAT OF A REPLAT OF TARA, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 1227/B AND 1228/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.


Property Address:	7307 RED RIVER DRIVE
	RICHMOND, TX 77469
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS, OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4
	3217 S. DECKER LAKE DR.
	SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

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

WITNESS MY HAND this day December 27, 2023.

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com

rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for U.S. Bank N.A., as trustee, on behalf of the  
holders, of the J.P. Morgan Mortgage Acquisition Trust  
2006-WMC4 Asset Backed Pass-Through Certificates,  
Series 2006-WMC4

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

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

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<b>Deed of Trust Date:</b> 4/28/2022	<b>Grantor(s)/Mortgagor(s):</b> SHAKIA LASHA CHEN AND WAYLAND CHEN, WIFE AND HUSBAND
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR K. HOVNANIAN AMERICAN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A. <b>Page:</b> N/A <b>Instrument No:</b> 2022060099	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT TWO (2), IN BLOCK ONE (1), OF GREATWOOD LAKE, SEC. 2B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20210205 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 12/22/2023

Dated: December 28, 2023



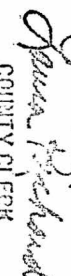
Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

SANDY DASIGENIS

Printed Name:



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

FOR FORT BEND COUNTY, TEXAS  
COUNTY CLERK  


2023 DEC 28 AM 10:28

FILED

Rec 105588

**MH File Number:** TX-23-100787-POS  
**Loan Type:** Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

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<b>Deed of Trust Date:</b> 12/7/2018	<b>Grantor(s)/Mortgagor(s):</b> NOE CORTEZ-REYES AND MARIA DEL ROSARIO MORA, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2018136154	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT NINE (9), IN BLOCK THREE (3), OF FAIRPARK VILLAGE, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20080062 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, Ismel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(D): 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: 12/27/2023

Dated: December 28, 2023



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

SANDY DASIGENIS

Printed Name:



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

FILED  
2023 DEC 28 AM 10:28  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
Rec 105588

**MH File Number:** TX-23-100815-POS  
**Loan Type:** Conventional Residential

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

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

**DEED OF TRUST INFORMATION:**

Date: June 7, 2022  
Grantor(s): Jon Letang, a single man  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Cardinal Financial Company, Limited Partnership  
Original Principal: \$1,066,381.00  
Recording Information: 2022077715  
Property County: Fort Bend  
Property: LOT ONE (1), BLOCK ONE (1), IN SIENNA STEEP BANK VILLAGE, SECTION FIVE-C (5-C) AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050175 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.  
Property Address: 8514 Kelsey Pass  
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: J.P. Morgan Mortgage Acquisition Corp.  
Mortgage Servicer: Shellpoint Mortgage Servicing  
Mortgage Servicer Address: 75 Beattie Place  
Greenville, SC 29601

**SALE INFORMATION:**

Date of Sale: February 6, 2024  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: 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.  
Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Padgett Law Group,  
Substitute Trustee Address: Michael J. Burns, or Jonathan Smith, any to act  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com

FILED  
2023 DEC 28 AM 10:28  
FORT BEND COUNTY CLERK  
Jana Richard  
FORT BEND COUNTY, TEXAS

Rec 105588

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

The undersigned 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.



Paige Jones

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/

**CERTIFICATE OF POSTING**

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

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

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

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

FILED

2023 DEC 28 AM 10:29

23-141343

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> December 27, 2019	<b>Original Mortgagor/Grantor:</b> NEHA JOSEPH AND JOEL SEBASTIAN
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SELECT PORTFOLIO SERVICING, INC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2019149933	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> SELECT PORTFOLIO SERVICING	<b>Mortgage Servicer's Address:</b> 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$177,641.00, executed by NEHA JOSEPH and payable to the order of Lender.

**Property Address/Mailing Address:** 2115 REPUBLIC WAY, MISSOURI CITY, TX 77489

**Legal Description of Property to be Sold:** LOT 57, IN BLOCK 1, OF LIBERTY RIDGE, SECTION ONE (1), A SUBDIVISION OF 30.304 ACRES OF LAND SITUATED IN THE WILLIAM NEEL SURVEY, ABSTRACT NO. 64, IN THE CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20180066, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> February 6, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELECT PORTFOLIO SERVICING, INC*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY



IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *SELECT PORTFOLIO SERVICING, INC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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

**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

2023 DEC 28 AM 10:29

23-148466

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> November 10, 2004	<b>Original Mortgagor/Grantor:</b> ALETA RENEE CHAPMAN
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2020044455	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$126,200.00, executed by ALETA RENEE CHAPMAN and payable to the order of Lender.

**Property Address/Mailing Address:** 16118 CHAMOMILE CT, HOUSTON, TX 77083

**Legal Description of Property to be Sold:** LOT THIRTY-FOUR (34), IN BLOCK FOUR (4), OF EAGLEWOOD, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2262/A & 2262/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> February 6, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, the owner and holder of the



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Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, ASandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

FILED

2023 DEC 28 AM 10:30

23-154870

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> June 17, 2003	<b>Original Mortgagor/Grantor:</b> JOHN UWAJEH
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BANK ONE, N.A., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2003085688	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a/ Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$111,629.00, executed by JOHN UWAJEH and payable to the order of Lender.

**Property Address/Mailing Address:** 2510 COOPERS POST LN, SUGAR LAND, TX 77478

**Legal Description of Property to be Sold:** LOT TWENTY-THREE (23) IN BLOCK THREE (3) OF THE HIGHLANDS, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE HAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 19 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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

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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, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Trustee

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

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### Notice of [Substitute] Trustee Sale

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

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

**Date:** 02/06/2024

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

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 1831 Courtside Place Dr, Missouri City, TX 77489-4025

**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 03/16/2005 in Document 2005030164, real property records of Fort Bend County, Texas, with **Earl Morris, a Single Man** grantor(s) and Finance America, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Earl Morris, a Single Man**, securing the payment of the indebtedness in the original principal amount of **\$114,124.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

FILED  
2023 DEC 28 AM 10:31  
Rec 105588  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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**Notice of [Substitute] Trustee Sale**

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

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

**LOT SEVEN (7), IN BLOCK TWO (2) OF QUAIL GREEN WEST, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 585/B AND 586/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**

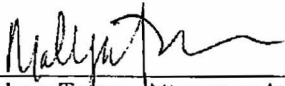
Notice of [Substitute] Trustee Sale

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**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: December 27, 2023**



Malysa Torres – 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

**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, I.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

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Notice of [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:** 02/06/2024

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

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 5810 Crestview Cove, Richmond, TX 77469

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/02/2004 and recorded 11/09/2004 in Document 2004137431, real property records of Fort Bend County, Texas, with **Timothy Richard, a married person joined herein by Shondalh Richard** 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 **Timothy Richard, a married person joined herein by Shondalh Richard**, securing the payment of the indebtedness in the original principal amount of \$226,424.00, 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 Ace Securities Corp. Home Equity Loan Trust, Series 2005- HE1, Asset Backed Pass-Through Certificates** is the current mortgagee of the note and deed of trust or contract lien.

FILED  
2023 DEC 28 AM 10:31  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
Rec 1105588

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### Notice of [Substitute] Trustee Sale

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

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

**LOT 5, BLOCK 3, CANYON LAKES AT THE BRAZOS, SECTION 1, REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2545/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**

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**Notice of [Substitute] Trustee Sale**

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

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

**Date: December 27, 2023**



Malysa Torres – 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

**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 [Substitute] Trustee Sale

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

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

**Date:** 02/06/2024 /

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

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 7807 ROYAL CLIFF COURT, RICHMOND, TX 77469

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/18/2005 and recorded 03/30/2005 in Document 2005035443, real property records of Fort Bend County, Texas, with **BESSY RUBIO, A MARRIED WOMAN & EDUARDO HERNANDEZ, SIGNING PRO FORMA TO PERFECT LIEN ONLY** 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 **BESSY RUBIO, A MARRIED WOMAN & EDUARDO HERNANDEZ, SIGNING PRO FORMA TO PERFECT LIEN ONLY**, securing the payment of the indebtedness in the original principal amount of **\$117,502.00**, 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 2005-5** is the current mortgagee of the note and deed of trust or contract lien.

FILED  
2023 DEC 28 AM 10:32  
FORT BEND COUNTY CLERK  
RICHMOND, TEXAS  
Rec 105588

76

### Notice of [Substitute] Trustee Sale

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

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

**LOT FORTY-NINE (49), IN BLOCK FIVE (5), OF TWIN OAKS VILLAGE, SECTION NINE (9), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040035 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**

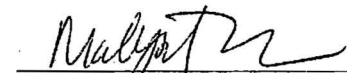
76

### 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: December 27, 2023**



Malysa Torres – 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

**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 [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:** 02/06/2024 ✓

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

**Place:** Fort Bend County, Texas at the following location: **FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 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.

Fort Bend County Clerk  
Texas

Rec 105588

2023 DEC 28 AM 10:32

FILED

27

**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**

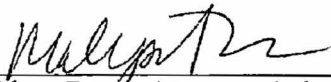
77

**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: December 27, 2023**



Malysa Torres – 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

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

I am \_\_\_\_\_ 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.

Certificate of Posting

23TX837-0089

3307 MAJESTIC PINE LANE, ROSENBERG, TX 77471

FILED

2024 JAN -4 AM 9:42

**NOTICE OF FORECLOSURE SALE**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
908  
78

Property:

The Property to be sold is described as follows:

LOT TWENTY-ONE (21), IN BLOCK THREE (3), OF BRIARWOOD CROSSING SECTION TEN (10), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200054 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated October 14, 2022 and recorded on October 18, 2022 as Instrument Number 2022131337 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

February 06, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by CONSUELO E. HERNANDEZ AND ROBERT J. HERNANDEZ secures the repayment of a Note dated October 14, 2022 in the amount of \$428,041.00. 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.



4806075

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

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

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



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



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

2024 JAN -4 AM 9:43

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE SALE** COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

**APPOINTMENT OF**

**SUBSTITUTE**

**TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate: Jack O'Boyle, Chris Ferguson, Travis Gray, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE**

**TRUSTEE'S**

**ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF**

**SUBSTITUTE**

**TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on February 06, 2024 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF**

**SALE:**

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

**INSTRUMENT TO**

**BE FORECLOSED:**

Deed of Trust or Contract Lien dated 02/09/2018 and recorded under Volume, Page or Clerk's File No. DOC# 2018014564 in the real property records of Fort Bend County Texas, with JAGDEV SINGH AND BEANT K SINGH, HUSBAND AND WIFE IN A COMMUNITY PROPERTY STATE as Grantor(s) and ROYAL PACIFIC FUNDING CORPORATION as Original Mortgagee.

DT: zNOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



4806065

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by JAGDEV SINGH AND BEANT K SINGH, HUSBAND AND WIFE IN A COMMUNITY PROPERTY STATE securing the payment of the indebtedness in the original principal amount of \$150,228.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by JAGDEV SINGH. ROYAL PACIFIC FUNDING CORPORATION is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING INFORMATION:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. ROYAL PACIFIC FUNDING CORPORATION is acting as the Mortgage Servicer for ROYAL PACIFIC FUNDING CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROYAL PACIFIC FUNDING CORPORATION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROYAL PACIFIC FUNDING CORPORATION  
c/o ROYAL PACIFIC FUNDING CORPORATION  
1 CORPORATE DRIVE, SUITE 360  
LAKE ZURICH, IL 60047

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT TWENTY-FIVE (25), IN BLOCK TWO (2), OF REPLAT OF A REPLAT OF TARA, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S) 1227/B AND 1228/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY ADDRESS:** 7214 BUCHANAN DRIVE, RICHMOND, TX 77469

**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.



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Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

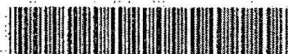
In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

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

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

DT: zNOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



Signed on the 13 day of December, 2013

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Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

*Travis H. Gray*

Jack O'Boyle | SBN: 15165300  
[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

*K* Travis H. Gray | SBN: 24044965  
[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris Ferguson | SBN: 24069714  
[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

AS PER ORIGINAL

DT: zNOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



**CERTIFICATE OF POSTING**

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My name is \_\_\_\_\_, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234.

I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

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

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

AS PER ORIGINAL

DT: 2NOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



**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: 02/06/2024 ✓

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/05/2020 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2020067227, with Norah Nnaji and Victor Nnamdi Nnaji (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Norah Nnaji and Victor Nnamdi Nnaji, securing the payment of the indebtedness in the original amount of \$220,775.00, 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 7, BLOCK 4, OF SOUTHERN COLONY SECTION 4A, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180188, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Fort Bend County Clerk  
Texas

2024 JAN -4 AM 9:45

FILED

Rec 908



4805831

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

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

*Sandy Dasigenis*

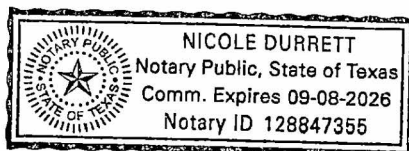
**SUBSTITUTE TRUSTEE**

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of January, 2024.



*Nicole Durrett*

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

**CERTIFICATE OF POSTING**

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

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

**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:** DECEMBER 28, 2023

**NOTE:** Note described as follows:

Date: MAY 15, 2003  
Maker: JOHN F. BARNES  
Payee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS  
TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC  
SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-3  
successor to the original lender  
Original Principal  
Amount: \$306,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: MAY 15, 2003  
Grantors: JOHN F. BARNES, A MARRIED MAN  
Trustee: ROBERT K. FOWLER  
Beneficiary: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS  
TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC  
SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-3  
successor to the original lender  
Recorded: INSTRUMENT NO. 2003067786, WHICH WAS RECORDED IN THE  
REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.

**LENDER:** FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE  
FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK  
TRANSFER TRUST, SERIES 2020-3

COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*John F. Barnes*

2024 JAN -4 AM 9:47

FILED

*pmw*  
*Rec 908*

**BORROWER:** JOHN F. BARNES

81

**PROPERTY:** The property described as follows:

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

**SUBSTITUTE TRUSTEE:** 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 AND DAVID GARVIN

Substitute Trustee's Mailing Address:

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

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

**FEBRUARY 6, 2024**, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In FORT BEND County, Texas, AT THE FORT BEND COUNTY FAIRGROUNDS AT 4310 TEXAS 36 SOUTH, ROSENBERG, TEXAS 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

#### **RECITALS**

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

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

Trust and applicable law.

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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: MAY 15, 2003  
Grantors: JOHN F. BARNES, A MARRIED MAN  
Trustee: ROBERT K. FOWLER  
Beneficiary: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-3 successor to the original lender  
Recorded: INSTRUMENT NO. 2003067786, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

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

**SUBSTITUTE TRUSTEE:** 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 AND DAVID GARVIN

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Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed effective as of December 28, 2023, 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: Lillian Riley

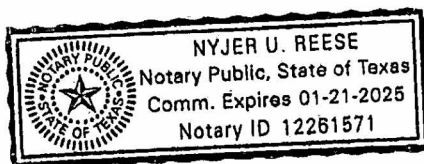
Name: Lillian A. Riley, Attorney for  
FEDERAL HOME LOAN MORTGAGE  
CORPORATION, AS TRUSTEE FOR THE  
BENEFIT OF THE FREDDIE MAC  
SEASONED CREDIT RISK TRANSFER  
TRUST, SERIES 2020-3 successor to the  
original lender

THE STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 28, 2023.



[Signature]  
Notary Public, State of Texas

Notice of Sale executed by:

Sandy Dasigenis

Name: SANDY DASIGENIS  
Substitute Trustee

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EXHIBIT A

81

LOT EIGHT (8) in BLOCK FOUR (4), of SUGAR LAKES, SECTION FOUR (4) PARTIAL AMENDING PLAT, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1512/B, of the Plat Records of Fort Bend County, Texas.

5515 BEACON SPRINGS LN  
SUGAR LAND, TX 77479

FILED  
2024 JAN -4 AM 9:47  
Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
82  
00000008801045

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

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

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

Date: February 06, 2024

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 29, 2012 and recorded in Document CLERK'S FILE NO. 2012071527; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019015301; AND AS AFFECTED BY CLERK'S FILE NO. 2020009558 real property records of FORT BEND County, Texas, with KEVIN M SANGUDI AND STELLA N UMUTONI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

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

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

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

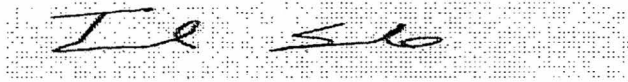


5515 BEACON SPRINGS LN  
SUGAR LAND, TX 77479

82 00000008801045

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

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

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

5515 BEACON SPRINGS LN  
SUGAR LAND, TX 77479

00000008801045

00000008801045

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FORT BEND

**EXHIBIT "A"**

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

7215 MENLO CREEK COURT  
RICHMOND, TX 77407

FILED

2024 JAN -4 AM 9:48

*Laura Richard*

COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000009986662

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

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

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

Date: February 06, 2024

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 09, 2013 and recorded in Document INSTRUMENT NO. 2013103101; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2022068594 real property records of FORT BEND County, Texas, with CODY BENARD, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CODY BENARD, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$141,391.00, 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. FLAGSTAR BANK, NA, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, NA  
5151 CORPORATE DRIVE  
TROY, MI 48098

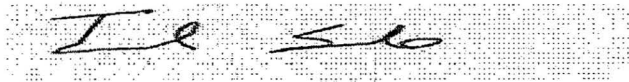


7215 MENLO CREEK COURT  
RICHMOND, TX 77407

83 00000009986662

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

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

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

7215 MENLO CREEK COURT  
RICHMOND, TX 77407

00000009986662

00000009986662

FORT BEND

**EXHIBIT "A"**

83

LOT TWENTY-THREE (23), IN BLOCK ONE (1), OF LOST CREEK, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2005/247 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

**DEED OF TRUST INFORMATION:**

Date: 06/26/2002  
Grantor(s): REGINALD TARVER  
Original Mortgagee: BANK OF AMERICA, N.A.  
Original Principal: \$107,000.00  
Recording Information: Instrument 2002068819  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 1919 FALL MEADOW DRIVE, MISSOURI CITY, TX 77459

FILED  
2024 JAN -4 AM 9:48  
Rec 908  
FORT BEND COUNTY, TEXAS  
COUNTY CLERK  
Open 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: Bank of America, N.A.  
Mortgage Servicer: Bank of America, N.A.  
Current Beneficiary: Bank of America, N.A.  
Mortgage Servicer Address: 7105 Corporate Dr., Plano, TX 75024

**SALE INFORMATION:**

Date of Sale: Tuesday, the 6th day of February, 2024  
Time of Sale: 1:00PM or within three hours thereafter.  
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

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

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

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

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

**Certificate of Posting**

84

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 FIVE (5), IN BLOCK FIVE (5), OF THUNDERBIRD NORTH, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 16, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED

2024 JAN -4 AM 9:48

23-165434

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> December 6, 2006	<b>Original Mortgagor/Grantor:</b> MARTIN SEALS
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEIFCIARY, AS NOMINEE FOR COMMUNITY LENDING INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2006155774	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 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 \$94,960.00, executed by MARTIN SEALS and payable to the order of Lender.

**Property Address/Mailing Address:** 1110 S TEAL ESTATES CIR, FRESNO, TX 77545

**Legal Description of Property to be Sold:** LOT TWELVE (12), IN BLOCK FOUR (4), OF ESTATE OF TEAL RUN SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 200470105 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

<b>Date of Sale:</b> February 6, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST*, 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



85  
92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET 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, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

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## NOTICE OF 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 ONE (1), IN BLOCK THREE (3) OF SIENNA VILLAGE OF SHIPMAN'S LANDING, SECTION FIVE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1775/A AND 1775/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 08/21/2018 and recorded in Document 2018095066 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: 02/06/2024 ✓

Time: 01:00 PM

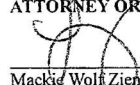
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

**5. Obligations Secured.** The Deed of Trust executed by JOIEUX MONIQUE BISHOP, provides that it secures the payment of the indebtedness in the original principal amount of \$217,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 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  
Vori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

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

### Certificate of Posting

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

FILED  
2024 JAN -4 AM 9:52  
FORT BEND COUNTY CLERK  
TEXAS  
  
Rugot

Our Case Number: 23-06292-FC

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 24, 2007, SONJA D. MILLER, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to WASHINGTON MUTUAL BANK, FA, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007108514 in the DEED OF TRUST OR REAL PROPERTY RECORDS of FORT BEND COUNTY, TEXAS; and 87

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 in **FORT BEND COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: LOT TWENTY-ONE (21), IN BLOCK FORTY-FOUR (44), OF QUAIL VALLEY SUBDIVISION, GLENN LAKES SECTION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 1 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 3823 KIAMESHA DR, MISSOURI CITY, TX 77459

Mortgage Servicer: NATIONSTAR

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

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

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

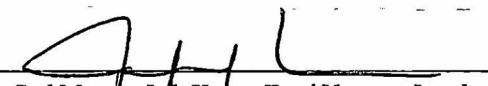
WITNESS MY HAND this 4<sup>th</sup> day of Jan, 2024.

**FILED**

2024 JAN -4 PM 3:29

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*Rec # 1153*

  
Carl Meyers, Leb Kemp, Traci Yeaman, Israel  
Curtis, John Sisk, Clay Golden, Stephen  
Mayers, Colette Mayers, Thomas Gilbraith,  
Kinney Lester, Matthew Hansen, Evan Press,  
Ramiro Cuevas, Jami Grady, Auction.com,  
Anna Sewart, David Barry, Byron Sewart,  
Patricia Poston, Austin DuBois, Sandy  
Dasigenis, Jeff Leva, John Burger, Martin  
Beltran, Megan Randle-Bender, Debby Jurasek,  
Sabrina Palmer, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

FILED

rec: 2083 AM

2024 JAN -9 AM 11:20

NOTICE OF FORECLOSURE SALE

*Spina Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

February 6, 2024

g8

Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement  
("Deed of Trust"):

Dated: December 14, 2018

Grantor: AZHAR CHAUDHARY LAW FIRM, PC and  
HAASH HOLDINGS, LLC

Original Trustee: RAMON A. VITULLI, III

Substitute Trustee: J. STEVEN WEISINGER

Original Lender: ALLEGIANCE BANK

Current Lender: 1461 HWY 6, LLC

Recorded in: Clerk's File No. 2018140408 of the Official Public Records of Fort  
Bend County, Texas as corrected by Correction Affidavit recorded  
under Clerk's File No. 2019080557

Legal Description: Being all of Commercial Reserve K-2, LAKE POINTE CENTER  
COMMERCIAL RESERVE "K", REPLAT, a subdivision situated  
in Fort Bend County, Texas, according to the map or plat thereof  
recorded under Plat No. 20050167 of the Map and/or Plat Records  
of Fort Bend County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of  
\$885,000.00, executed by AZHAR CHAUDHARY LAW  
FIRM, PC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 6, 2024 ✓

Time: The sale of the Property will be held between the hours of 10:00  
A.M. and 4:00 P.M. local time; the earliest time at which the  
Foreclosure Sale will begin is 12:00 p.m. and not later than three  
hours thereafter.

Place: Fort Bend County Fairgrounds, 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 1461 HWY 6, 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, 1461 HWY 6, 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 1461 HWY 6, 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 1461 HWY 6, 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 1461 HWY 6, 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

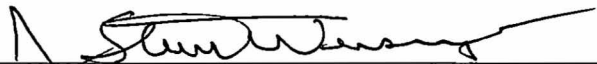
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

**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.**

  
\_\_\_\_\_  
J. STEVEN WEISINGER  
Substitute Trustee and Attorney for Mortgagee  
P. O. Box 2666  
Conroe, Texas 77305  
Telephone (936) 539-2233  
Telecopier (936) 593-4001

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**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 10, 2015, RAGHURAM NANDURI, JOINED HEREIN PRO FORMA BY HIS SPOUSE, KRISHNAVENI MARINGANTI, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERIPRO FUNDING, INC. DBA AMERIPRO HOME LOANS ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2015024843 in the DEED OF TRUST OR REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 in **FORT BEND COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: LOT 38, BLOCK 1, IVORY RIDGE AT RIVERSTONE SECTION ONE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20140080 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Property Address: 4426 ROLLING FIELD LANE, SUGAR LAND, TX 77479  
Mortgage Servicer: CAPITAL MORTGAGE SERVICES OF TEXAS  
Noteholder: SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF  
TEXAS  
4212 50TH STREET, LUBBOCK, TX 79413

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

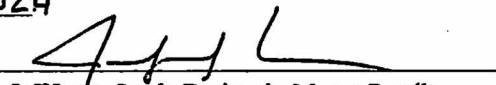
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

WITNESS MY HAND this 10<sup>th</sup> day of Jan, 2024

**FILED**

2024 JAN 10 PM 2:26

*Spura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

  
Jeff Leya, Sandy Dasigenis, Megan Randle-  
Bender, Debby Jurasek, Sabrina Palmer,  
Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

FILED

1511 Leaman Ave, Rosenberg, TX 77471

2024 JAN 11 AM 10:26  
23-015224

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

90  
Rec  
2824  
J.T.

**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: 02/06/2024  
Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Fort Bend County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 16, 2005 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2005101637 with Russell W. Rosenbaum and Cintia Rosenbaum (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Colonial Residential Mortgage Corp. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Russell W. Rosenbaum and Cintia Rosenbaum, securing the payment of the indebtedness in the original amount of \$41,250.00, 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.** BEING, A PORTION OF LOT NINE (9), IN BLOCK ONE (1), OF THE WARD-LEAMAN SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 239, PAGE 327, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN .01384 ACRE TRACT OF LAND CONVEYED TO CAROLYN S. FISHER AS DESCRIBED BY INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 9512102 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: WITH ALL BEARINGS BEING BASED UPON THE NORTH LINE OF LEAMAN STREET AS BEING WEST:

BEGINNING AT A 1/2" IRON PIPE IN THE NORTH LINE OF LEAMAN STREET, HAVING A RIGHT-OF-WAY WIDTH OF 50 FEET, MARKING THE SOUTHWEST CORNER OF LOT 8 AND THE SOUTHEAST CORNER OF LOT 9 OF SAID WARD LEAMAN SUBDIVISION;

THENCE WEST, ALONG THE NORTH LINE OF SAID LEAMAN STREET, A DISTANCE OF 44.00 FEET TO A 1/2" IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.3109 ACRE TRACT OF LAND CONVEYED TO EDWARD J. KRCHA AS DESCRIBED BY INSTRUMENTS RECORDED IN VOLUME 2276, PAGE 2533 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;



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THENCE NORTH ALONG THE EAST LINE OF THE SAID 0.3109 TRACT, ACROSS SAID LOT 9, A DISTANCE OF 136.91 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE SOUTH LINE OF LOT 8, BLOCK 2 OF THE HIGHLAND ADDITION AS PER MAP OR PLAT THEREOF, RECORDED IN VOLUME 182, PAGE 431 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF THE SAID 0.3109 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEG. 52 MIN. 47 SEC. EAST, ALONG THE SOUTH LINE OF THE SAID HIGHLAND ADDITION, BLOCK 2 AND THE NORTH LINE OF THE SAID WARD-LEAMAN SUBDIVISION, BLOCK 1, A DISTANCE OF 44.00 FEET TO A 1/2" IRON PIPE FOUND MARKING THE COMMON SOUTH CORNER OF LOTS 7 AND 8 OF SAID HIGHLAND ADDITION, BLOCK 2, AND THE COMMON NORTH CORNER OF SAID LOTS 8 AND 9 OF SAID WARD-LEAMAN SUBDIVISION AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH ALONG THE COMMON LINE OF LOTS 8 AND 9, A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1384 ACRES OF LAND, MORE OR LESS.

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6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

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 Candace Sissac, Esq OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly, Irvine, CA 92618, 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.**

January 4, 2024

Executed on

/s/ Candace Sissac

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
2201 W. Royal Ln, Suite 200  
Irving, TX 75063

1/11/2024

Executed on



**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie  
Murphy, Wayne Daughtrey, Steve Leva OR  
AUCTION.COM  
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: \_\_\_\_\_

FILED

2024 JAN 11 AM 10:30

Rec  
2824  
AT

24043 HACKBERRY CREEK DR  
KATY, TX 77494

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000010006278

91

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

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

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

Date: February 06, 2024 ✓

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 26, 2007 and recorded in Document INSTRUMENT NO. 2007030447 real property records of FORT BEND County, Texas, with CRAIG E TRAYLOR & ESTELLA TRAYLOR, grantor(s) and WACHOVIA BANK, NATIONAL ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CRAIG E TRAYLOR & ESTELLA TRAYLOR, securing the payment of the indebtednesses in the original principal amount of \$166,328.00, 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



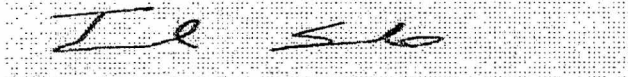
24043 HACKBERRY CREEK DR  
KATY, TX 77494

00000010006278

21

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR PATRICIA POSTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

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

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

24043 HACKBERRY CREEK DR  
KATY, TX 77494

00000010006278

00000010006278

91

FORT BEND

**EXHIBIT "A"**

LOT THREE (3), IN BLOCK ONE (1), OF FALCONLANDING, SECTION EIGHT (8) AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2392/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

92 2024 JAN 11 AM 10:31

Rec 2824 J-T

8311 BIG BEND DR  
SUGAR LAND, TX 77479

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000009821984

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

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

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

Date: February 06, 2024 ✓  
Time: The sale will begin at 1:00 PM or not later than three hours after that time.  
Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 12, 2015 and recorded in Document CLERK'S FILE NO. 2015025763; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 202003169 real property records of FORT BEND County, Texas, with JOLLY ABRAHAM AND SPOUSE, BLESSON ABRAHAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR FARMERS BANK & TRUST, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOLLY ABRAHAM AND SPOUSE, BLESSON ABRAHAM, securing the payment of the indebtednesses in the original principal amount of \$329,365.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AURORA FINANCIAL GROUP, INC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

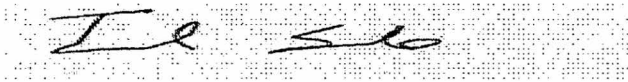
c/o FLAGSTAR BANK, NA  
5151 CORPORATE DRIVE  
TROY, MI 48098



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

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

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

8311 BIG BEND DR  
SUGAR LAND, TX 77479

12

00000009821984

00000009821984

FORT BEND

**EXHIBIT "A"**

LOT 11, BLOCK 1, OF GREATWOOD BROOKS MILL, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1920/A AND 1920/B OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

5915 WILDBRIAR LANE  
RICHMOND, TX 77469

93  
FILED  
2024 JAN 11 AM 10:31  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
00000009953571  
Rec 2824 U.T.

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

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

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

Date: February 06, 2024 ✓

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

Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 24, 2008 and recorded in Document CLERK'S FILE NO. 2008083212; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018099892 AND 2022037429 real property records of FORT BEND County, Texas, with DANA HOLLAND, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANA HOLLAND, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$144,384.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



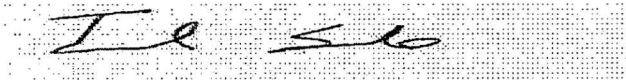
5915 WILDBRIAR LANE  
RICHMOND, TX 77469

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00000009953571

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

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

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

5915 WILDBRIAR LANE  
RICHMOND, TX 77469

00000009953571



00000009953571

FORT BEND

**EXHIBIT "A"**

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

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 07/03/2017  
**Grantor(s):** TONI MACHELLE SHAW A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS  
SUCCESSORS AND ASSIGNS  
**Original Principal:** \$144,115.00  
**Recording Information:** Instrument 2017095653  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 17246 PASTORIA DR, HOUSTON, TX 77083-3661

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of February, 2024 ✓  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South  
Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no  
longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area  
most recently designated by the Fort Bend County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, 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, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, 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  
2024 JAN 11 AM 10:32  
Jana D. [Signature]  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec  
2824  
4-T

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, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, 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 5, BLOCK 1, CORRECTION PLAT OF MISSION WEST SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 32, PAGE 11, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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

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FILED

2024 JAN 11 AM 10:32

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: February 28, 2022

Amount: \$1,398,000.00

Grantor(s): KN.I.L.E CENTER, LLC and MILAGRO PATHWAYS, LLC

Original Mortgagee: FIRST SERVICE CREDIT UNION

Current Mortgagee: FIRST SERVICE CREDIT UNION

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

Recording Information: Document No. 2022030366

Legal Description: Two (2) tracts of real property containing 1.429 acres (62,262 square feet) and 1.557 acres (67,834 square feet) of real property situated in the Jane H. Long League, Abstract 55, situated in Ft. Bend County, Texas, being more particularly described on Exhibit "A" attached hereto and incorporated herein.

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec  
2824  
WT

Date of Sale: February 6, 2024 between the hours of 1:00 PM and 4:00 PM. ✓

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KENNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

*Anthony Adams Garcia*  
Anthony Adams Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-000171

*Sandy Dasigenis*

Printed Name: SANDY DASIGENIS

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

95

**EXHIBIT "A"**

**TRACT 1:**

**DESCRIPTION OF A TRACT OF LAND CONTAINING 1.429 ACRES (62,262 SQUARE FEET) SITUATED IN THE JANE H. LONG LEAGUE, ABSTRACT 55 FORT BEND COUNTY, TEXAS**

BEING A TRACT OF LAND CONTAINING 1.429 ACRES (62,262 SQUARE FEET), SITUATED IN THE JANE H. LONG LEAGUE, ABSTRACT 55, FORT BEND COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO EDWARD D. GOFORTH AND DONNA S. GOFORTH BY DEED AS RECORDED UNDER COUNTY CLERK FILE NO. 2001059465 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING OUT OF LOT 1, OF SULLIVANS ADDITION TO RICHMOND, A SUBDIVISION IN FORT BEND COUNTY, AS RECORDED IN BOOK "B", PAGE 387, AND BOOK "D", PAGE 170 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 1.429-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH IRON PIPE IN THE NORTHERLY RIGHT-OF-WAY LINE OF FANNIN STREET (WIDTH VARIES) AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED UNTO GEORGIE M. LING BY DEED AS RECORDED IN VOLUME 429, PAGE 369 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 73°14'40" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FANNIN STREET, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°30'00" WEST, A DISTANCE OF 309.93 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 67°27'25" EAST, A DISTANCE OF 262.36 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF RICHMOND PARKWAY (ALSO KNOWN AS FRONT STREET) (WIDTH VARIES) (FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "TEAM" BEARS SOUTH 80°30' EAST, A DISTANCE OF 1.1 FEET);

THENCE SOUTH 22°40'02" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RICHMOND PARKWAY, A DISTANCE OF 209.97 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "TEAM" FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 67°43'44" WEST, A DISTANCE OF 193.46 FEET TO AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED (FROM WHICH A 2-INCH METAL POST BEARS SOUTH 09°16' EAST, A DISTANCE OF 1.2 FEET);

THENCE SOUTH 22°34'27" EAST, A DISTANCE OF 107.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.429 ACRES (62,262 SQUARE FEET), MORE OR LESS.

95  
FILED

2024 JAN 11 AM 10:32

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**FORT BEND County**

**Deed of Trust Dated:** February 28, 2022

**Amount:** \$1,398,000.00

**Grantor(s):** KNILLE CENTER, LLC and MILAGRO PATHWAYS, LLC

**Original Mortgagee:** FIRST SERVICE CREDIT UNION

**Current Mortgagee:** FIRST SERVICE CREDIT UNION

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

**Recording Information:** Document No. 2022030366

**Legal Description:** Two (2) tracts of real property containing 1.429 acres (62,262 square feet) and 1.557 acres (67,834 square feet) of real property situated in the Jane H. Long League, Abstract 55, situated in Ft. Bend County, Texas, being more particularly described on Exhibit "A" attached hereto and incorporated herein.

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec  
2824  
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**Date of Sale:** February 6, 2024 between the hours of 1:00 PM and 4:00 PM. ✓

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

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KENNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

*Anthony Adams Garcia*  
Anthony Adams Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-000171

*Sandy Dasigenis*

Printed Name: SANDY DASIGENIS

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

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**EXHIBIT "A"**

**TRACT 1:**

**DESCRIPTION OF A TRACT OF LAND CONTAINING 1.429 ACRES (62,262 SQUARE FEET) SITUATED IN THE JANE H. LONG LEAGUE, ABSTRACT 55 FORT BEND COUNTY, TEXAS**

BEING A TRACT OF LAND CONTAINING 1.429 ACRES (62,262 SQUARE FEET), SITUATED IN THE JANE H. LONG LEAGUE, ABSTRACT 55, FORT BEND COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO EDWARD D. GOFORTH AND DONNA S. GOFORTH BY DEED AS RECORDED UNDER COUNTY CLERK FILE NO. 2001059465 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING OUT OF LOT 1, OF SULLIVANS ADDITION TO RICHMOND, A SUBDIVISION IN FORT BEND COUNTY, AS RECORDED IN BOOK "B", PAGE 387, AND BOOK "D", PAGE 170 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 1.429-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING At A FOUND 1-INCH IRON PIPE IN THE NORTHERLY RIGHT-OF-WAY LINE OF FANNIN STREET (WIDTH VARIES) AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED UNTO GEORGIE M. LING BY DEED AS RECORDED IN VOLUME 429, PAGE 369 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 73°14'40" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FANNIN STREET, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 22°30'00" WEST, A DISTANCE OF 309.93 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 67°27'25" EAST, A DISTANCE OF 262.36 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF RICHMOND PARKWAY (ALSO KNOWN AS FRONT STREET) (WIDTH VARIES) (FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "TEAM" BEARS SOUTH 80°30' EAST, A DISTANCE OF 1.1 FEET);

THENCE SOUTH 22°40'02" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RICHMOND PARKWAY, A DISTANCE OF 209.97 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "TEAM" FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 67°43'44" WEST, A DISTANCE OF 193.46 FEET TO AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED (FROM WHICH A 2-INCH METAL POST BEARS SOUTH 09°16' EAST, A DISTANCE OF 1.2 FEET);

THENCE SOUTH 22°34'27" EAST, A DISTANCE OF 107.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.429 ACRES (62,262 SQUARE FEET), MORE OR LESS.

FILED

2024 JAN 11 AM 10:32

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FORT BEND County**

**Deed of Trust Dated:** September 10, 2007

**Amount:** \$98,400.00

**Grantor(s):** WILLIAM G BRYSON

**Original Mortgagee:** BANK OF AMERICA, N.A.

**Current Mortgagee:** SPECIALIZED LOAN SERVICING LLC

**Mortgagee Address:** SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC STREET, SUITE 300, GREENWOOD VILLAGE, CO 80111

**Recording Information:** Document No. 2007120301

**Legal Description:** SEE "LEGAL DESCRIPTION" ATTACHED

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

al  
Rec  
2824  
A.T.

**Date of Sale:** February 6, 2024 between the hours of 1:00 PM and 4:00 PM.

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

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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

*Anthony Alan Garcia*  
Anthony Alan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-002007

*Sandy Dasigenis*

Printed Name: SANDY DASIGENIS

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

de

### Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY IN FORT BEND COUNTY, TEXAS, TO WIT:

ABSTRACT 276, WILLIAM LUSK SURVEY, TRACT 2, LOT 35 (V) CONTAINING 1.66 ACRES IN FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 815 TORI ROAD, ROUTE 1, BOX 459A, RICHMOND, TEXAS 77469.

All matters disclosed on the location survey by Henry Steinkamp, Jr., Inc. dated 1/24/1994 and updated 9/4/2007 as Job No. 94-0030 and Job No. 2007-0275. All fences, decks, patios or moveable objects not disclosed and the precise location of the boundaries as shown thereon is not insured.

Survey reflects the following: 5' Utility Easement

THE REAL PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 815 TORI RD, RICHMOND, TX 77469-9410.

TAX ID #:  
0276-00-007-0350-901

BY FEE SIMPLE DEED FROM GAYLE ANN BRYSON TO WILLIAM G. BRYSON AS SET FORTH IN DEED BOOK 2054, PAGE 1785, DATED 6/25/1988 AND RECORDED ON 8/1/1988, FORT BEND COUNTY RECORDS.

BY FEE SIMPLE DEED FROM GARY MICHAEL AUSTIN AND LINDA RAY AUSTIN TO WILLIAM G. BRYSON AND WIFE, GAYLE A. BRYSON AS SET FORTH IN DEED BOOK 1051, PAGE 479 AND RECORDED 5/24/1982, FORT BEND COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

91

<b>Deed of Trust Date:</b> 3/8/2022	<b>Grantor(s)/Mortgagor(s):</b> STEFANI BOND, UNMARRIED WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022033003	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 2/6/2024 ✓	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT TWENTY-SEVEN (27), IN BLOCK FOUR (4), OF WESTON LAKES, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 747/B AND 748/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 1/9/2024



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

Dated: 1/11/2024

**SANDY DASIGENIS**

Printed Name:



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

2024 JAN 11 AM 10:33  
FILED  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**MH File Number:** TX-23-100927-POS  
**Loan Type:** Conventional Residential

Rec  
2824  
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FILED

98 2024 JAN 11 AM 10:34

23-169965

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> November 18, 2022	<b>Original Mortgagor/Grantor:</b> JOSEPH DAVID SQUIBB AND TARA M. SQUIBB
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022143080	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Selene Finance LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$297,500.00, executed by TARA M. SQUIBB; JOSEPH DAVID SQUIBB and payable to the order of Lender.

**Property Address/Mailing Address:** 37811 BUCKSKIN RD, WALLIS, TX 77485

**Legal Description of Property to be Sold:** LOTS FIVE (5), SIX (6) AND SEVEN (7), IN BLOCK FOUR (4), OF BRAZOS VALLEY, SECTION ONE (1), AN SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 371, PAGE 142 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> February 06, 2024 ✓	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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



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**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

FILED

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2967  
P/M

**NOTICE OF TRUSTEE'S SALE**

2024 JAN 11 AM 11:37

Owner: GAIL R. STONE

Association: Settler's Park Homeowners Association, a Texas non-profit corporation

Declaration: (i) Declaration of Covenants, Conditions and Restrictions (for) Settler's Park Homeowners Association recorded in Volume 754, Page 646 of the Deed Records of Fort Bend County, Texas; (ii) "Declaration of Covenants, Conditions and Restrictions for Settler's Park Section Two (2)" recorded in Volume 983, Page 163 of the Deed Records of Fort Bend County, Texas; (iii) "Declaration of Covenants, Conditions and Restrictions for Settlers Park Section Three (3)" recorded in Volume 983, Page 132 of the Deed Records of Fort Bend County, Texas; (iv) "Declaration of Covenants, Conditions and Restrictions for Settler's Park Section Four (4)" recorded in Volume 1078, Page 330 of the Deed Records of Fort Bend County, Texas; (v) "Declaration of Covenants, Conditions and Restrictions for Settler's Park Section V" recorded under County Clerk's File No. 2005074576 of Fort Bend County, Texas, as modified "Ratification of Declaration of Covenants, Conditions and Restrictions" recorded under County Clerk's File No. 2006031158 of Fort Bend County, Texas; and (vi) "Declaration of Covenants, Conditions and Restrictions for Settler's Grove Section One (1)" recorded in Volume 1079, Page 509 of the Deed Records of Fort Bend County, Texas; and any and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Lot Five (5), in Block Four (4), of SETTLERS PARK, SECTION ONE (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 20, Page 12 of the Plat Records of Fort Bend County, Texas.

Date of Sale: February 6, 2024 /

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 10:00 a.m.

Place of Sale: Fort Bend County Fairgrounds at 4310 Highway 36 South, Rosenberg, Fort Bend County, Texas 77471, as designated by the Fort Bend County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Court Order: Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale signed on November 28, 2023, in Cause No. 23-DCV-307242 in the 400th Judicial District Court of Fort Bend County, Texas attached hereto as Exhibit "A".

Pursuant to the Declaration, the Association was granted the authority to levy, require, and receive maintenance assessments due by each lot owner in the subdivision subject to such Declaration, all as established in said Declaration; which unpaid maintenance assessments constitute a lien ("Lien") upon the lot in said subdivision for which assessment is levied. An Application for Expedited Foreclosure was filed and approved pursuant to the Court Order.

The Owner, by the acceptance of his deed to the Property described herein, expressly vested in said Association or its agents the right and power to enforce the aforesaid lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 11<sup>th</sup> day of January, 2024.

  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

Exhibit "A"

CAUSE NO. 23-DCV-307242

IN RE: ORDER OF FORECLOSURE  
CONCERNING

3018 FRONTIER DRIVE  
SUGAR LAND, TEXAS 77479

UNDER TEX. R. CIV. P. 736

GAIL R. STONE

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IN THE DISTRICT COURT

FORT BEND COUNTY, T E X A S

400<sup>th</sup> JUDICIAL DISTRICT

**DEFAULT ORDER TO PROCEED WITH NOTICE OF  
FORECLOSURE SALE AND FORECLOSURE SALE**

Came on to be considered the Application for Expedited Foreclosure Proceeding Pursuant to Rule 736 of the Texas Rules of Civil Procedure filed by **SETTLER'S PARK HOMEOWNERS ASSOCIATION**, its successors and/or assigns (the "Petitioner"), relative to **GAIL R. STONE**, (the "Respondent") and that certain real property more particularly described as follows:

Lot Five (5), in Block Four (4), of **SETTLERS PARK, SECTION One (1)**, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 20, Page 12 of the Plat Records of Fort Bend County, Texas, and more commonly known as and with a mailing address of 3018 Frontier Drive, Sugar Land, Texas 77479 (the "Property").

Whereas, a debt exists and is secured by a lien created under the Declaration of Covenants, Conditions and Restrictions (for) Settler's Park Homeowners Association Section Two recorded in Volume 983, Page 163 of the Deed Records of Fort Bend County, Texas and all amendments thereto (the "Declaration"). A default under the Declaration exists; Petitioner has given Respondent the requisite notices to cure the default under the Section 209.0064 of the Texas Property Code and applicable law. Respondent's last known address is 3018 Frontier Drive, Sugar Land, Texas 77479. Petitioner has given Respondent the requisite notice of this proceeding under Rule 736 of the Texas Rules of Civil Procedure.

Respondent although duly served pursuant to citation issued by the clerk of the court has failed to file a response.

It is hereby ORDERED that, **SETTLER'S PARK HOMEOWNERS ASSOCIATION**, is authorized to proceed with foreclosure of the Petitioner's lien under the Declaration pursuant

KS\AppExpFC\Aug2023\Settlers3018\MotionEntry

ROUTED TO COURT 10/26/2023 SL  
RT'D TO D. CLERK 10/27/2023 DJ

ROUTED TO COURT 11/27/23 AS  
RT'D TO D. CLERK 11-30-23 AA

99  
to Section 209.0092 of the Texas Property Code.

It is further ORDERED that **SETTLER'S PARK HOMEOWNERS ASSOCIATION**, may communicate with the Respondent and all third parties reasonably necessary to conduct the foreclosure sale of the Property, and, if Respondent is represented by legal counsel, notice of the foreclosure sale date shall also be mailed to legal counsel by certified mail.

SIGNED this the   November 28, 2023  , 2023.

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved and Entry Requested:

**FRANK, ELMORE, LIEVENS, SLAUGHTER  
& TURET, L.L.P.**

  
\_\_\_\_\_  
Kristi A. Slaughter  
TBA No. 00791674  
Richard C. Lievens  
TBA No. 12338700  
9225 Katy Freeway, Suite 250  
Houston, Texas 77024  
Phone (713) 224-9400  
Fax (713) 224-0609

**ATTORNEYS FOR PETITIONER**

aa

**CERTIFICATE OF SERVICE**

I do hereby certify that a true and correct copy of the foregoing *Default Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale* has been duly forwarded by certified mail/return receipt requested and First Class US Mail, to all parties, on the 26<sup>th</sup> day of October, 2023.

Sent Via CM/RRR #7022 2410 0001 5481 1550  
and First Class US Mail  
Gail R. Stone  
3018 Frontier Drive  
Sugar Land, Texas 77479



Kristi A. Slaughter

FILED

Rec'd  
2/10/24  
Page

2024 JAN 11 AM 11:37

**NOTICE OF TRUSTEE'S SALE**

Owner: LOAN M. NGUYEN and CUONG V. VU

Association: Settler's Park Homeowners Association, a Texas non-profit corporation

Declaration: (i) Declaration of Covenants, Conditions and Restrictions (for) Settler's Park Homeowners Association" recorded in Volume 754, Page 646 of the Deed Records of Fort Bend County, Texas; (ii) "Declaration of Covenants, Conditions and Restrictions for Settler's Park Section Two (2)" recorded in Volume 983, Page 163 of the Deed Records of Fort Bend County, Texas; (iii) "Declaration of Covenants, Conditions and Restrictions for Settlers Park Section Three (3) recorded in Volume 983, Page 132 of the Deed Records of Fort Bend County, Texas; (iv) "Declaration of Covenants, Conditions and Restrictions for Settler's Park Section Four (4)" recorded in Volume 1078, Page 330 of the Deed Records of Fort Bend County, Texas; (v) "Declaration of Covenants, Conditions and Restrictions for Settler's Park Section V" recorded under County Clerk's File No. 2005074576 of Fort Bend County, Texas, as modified "Ratification of Declaration of Covenants, Conditions and Restrictions" recorded under County Clerk's File No. 2006031158 of Fort Bend County, Texas; and (vi) "Declaration of Covenants, Conditions and Restrictions for Settler's Grove Section One (1)" recorded in Volume 1079, Page 509 of the Deed Records of Fort Bend County, Texas; and any and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Lot Thirty-One (31), in Block Thirteen (13), of SETTLERS PARK, SECTION TWO (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 22, Page 42 of the Plat Records of Fort Bend County, Texas.

Date of Sale: February 6, 2024

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 10:00 a.m.

Place of Sale: Fort Bend County Fairgrounds at 4310 Highway 36 South, Rosenberg, Fort Bend County, Texas 77471, as designated by the Fort Bend County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Court Order: Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale signed on November 20, 2023, in Cause No. 23-DCV-307205 in the 268th Judicial District Court of Fort Bend County, Texas attached hereto as Exhibit "A".

Pursuant to the Declaration, the Association was granted the authority to levy, require, and receive maintenance assessments due by each lot owner in the subdivision subject to such Declaration, all as established in said Declaration; which unpaid maintenance assessments constitute a lien ("Lien") upon the lot in said subdivision for which assessment is levied. An Application for Expedited Foreclosure was filed and approved pursuant to the Court Order.

The Owner, by the acceptance of his deed to the Property described herein, expressly vested in said Association or its agents the right and power to enforce the aforesaid lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 11th day of January, 2024.

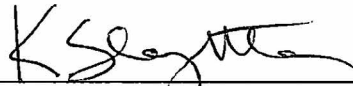
  
Richard C. Lievens or Kristi A. Slaughter, Trustee  
9225 Katy Freeway, Suite 250, Houston, TX 77024

Exhibit "A"

CAUSE NO. 23-DCV-307205

IN RE: ORDER OF FORECLOSURE  
CONCERNING

3407 GREEN FIELDS DRIVE  
SUGAR LAND, TEXAS 77479

UNDER TEX. R. CIV. P. 736

LOAN M. NGUYEN and  
CUONG V. VU

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IN THE DISTRICT COURT

FORT BEND COUNTY, T E X A S

268<sup>th</sup> JUDICIAL DISTRICT

**DEFAULT ORDER TO PROCEED WITH NOTICE OF  
FORECLOSURE SALE AND FORECLOSURE SALE**

Came on to be considered the Application for Expedited Foreclosure Proceeding Pursuant to Rule 736 of the Texas Rules of Civil Procedure filed by **SETTLER'S PARK HOMEOWNERS ASSOCIATION**, its successors and/or assigns (the "Petitioner"), relative to **LOAN M. NGUYEN and CUONG V. VU** (collectively the "Respondent") and that certain real property more particularly described as follows:

Lot Thirty-one (31), in Block Thirteen (13), of **SETTLERS PARK, SECTION TWO (2)**, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 22, Page 42 of the Plat Records of Fort Bend County, Texas, and more commonly known as and with a mailing address of 3407 Green Fields Drive, Sugar Land, Texas 77479 (the "Property").

Whereas, a debt exists and is secured by a lien created under the Declaration of Covenants, Conditions and Restrictions (for) Settler's Park Homeowners Association Section Two recorded in Volume 983, Page 163 of the Deed Records of Fort Bend County, Texas and all amendments thereto (the "Declaration"). A default under the Declaration exists; Petitioner has given Respondent the requisite notices to cure the default under the Section 209.0064 of the Texas Property Code and applicable law. Respondent's last known address is 3407 Green Fields Drive, Sugar Land, Texas 77479. Petitioner has given Respondent the requisite notice of this proceeding under Rule 736 of the Texas Rules of Civil Procedure.

Respondent although duly served pursuant to citation issued by the clerk of the court has failed to file a response.

It is hereby ORDERED that, **SETTLER'S PARK HOMEOWNERS ASSOCIATION**, is

KS\AppExpFC\Aug2023\Settlers3407\MotionEntry

ROUTED TO COURT  
RT'D TO D. CLERK 10/27/23 eg

ROUTED TO COURT 11/20/2023 RY  
RT'D TO D. CLERK 11-21-23 AA

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authorized to proceed with foreclosure of the Petitioner's lien under the Declaration pursuant to Section 209.0092 of the Texas Property Code.

It is further ORDERED that **SETTLER'S PARK HOMEOWNERS ASSOCIATION**, may communicate with the Respondent and all third parties reasonably necessary to conduct the foreclosure sale of the Property, and, if Respondent is represented by legal counsel, notice of the foreclosure sale date shall also be mailed to legal counsel by certified mail.

SIGNED this the \_\_\_\_\_ day of 11/20/2023, 2023.

  
JUDGE PRESIDING  
11/21/2023



Approved and Entry Requested:

**FRANK, ELMORE, LIEVENS, SLAUGHTER  
& TURET, L.L.P.**



Kristi A. Slaughter  
TBA No. 00791674  
Richard C. Lievens  
TBA No. 12338700  
9225 Katy Freeway, Suite 250  
Houston, Texas 77024  
Phone (713) 224-9400  
Fax (713) 224-0609

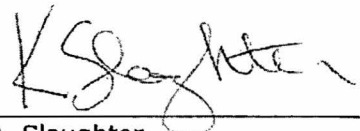
**ATTORNEYS FOR PETITIONER**

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**CERTIFICATE OF SERVICE**

I do hereby certify that a true and correct copy of the foregoing *Default Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale* has been duly forwarded by certified mail/return receipt requested and First Class US Mail, to all parties, on the 26<sup>th</sup> day of October, 2023.

Sent Via CM/RRR #7022 2410 0001 5481 1567  
and First Class US Mail  
Loan M. Nguyen  
Cuong V. Vu  
3407 Green Fields Drive  
Sugar Land, Texas 77479

  
\_\_\_\_\_  
Kristi A. Slaughter

FILED

2024 JAN 12 AM 8:55

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec  
3/5/24  
U.T.

## 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 of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of this Notice is Glen C. Runnels, with an address of 701 North Post Oak Road, Suite 350, Houston, Texas 77024.

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

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Date: JANUARY 4, 2024

1. *Property to Be Sold.* The property to be sold is described as follows:

**15431 Indian Woods, Missouri City, Texas 77489**

Lot Forty-one (41), in Block Three (3), of BRIARGATE, SECTION ONE (1), an addition in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 15, of the Plat Records of Fort Bend County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document/File Number 2007066807 of the Official Public Records of Real Property of Fort Bend County, Texas; said lien having been collaterally assigned by Collateral Assignment of Leases and Rentals duly recorded under County Clerk's File No. 2007066808 of the Official Public Records of Fort Bend County, Texas.

said lien having been assigned to VISTA DRIVE INVESTMENTS, INC. by instrument duly recorded under County Clerk's File No. 201413298 of the Official Public 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: February 6, 2024

Time: The sale will begin no earlier than 10:00 a.m. till 4:00 p.m.  
The sale will be completed no later than 4:00p.m.

101

Place: At the area designated for sale by the Commissioners Court of Fort Bend County, Texas, being: Fort Bend County Fairgrounds--Building C, 4310 Highway 36 South, Rosenberg, Texas 77471.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosing sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary there under 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 their bid immediately in cash if their bid is accepted.

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

**5. Type of Sale.** The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Michael R. Silberstein and Annette D. Silberstein.

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The real 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.

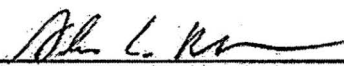
**6. *Obligations Secured.*** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but limited to (a) the note in the original principal sum of \$55,250.00, executed by Michael R. Silberstein and Annette D. Silberstein; (b) all assignments, assumptions, renewals and extensions of the note; and (c) any and all present and future indebtedness of Michael R. Silberstein and Annette D. Silberstein. Vista Drive Investments, Inc. is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

As of January 4, 2024, there was owed \$148,154.23 on the note attributable specifically to this property only, being principal and interest in the following amounts: \$141,076.87 of principal and \$7,077.36 of interest plus any additional late charges, property taxes paid by beneficiary and attorney fees. The note is bearing interest at the rate of \$54.86 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Glen C. Runnels, 701 North Post Oak Road, Suite 350, Houston, Texas 77024. Phone: (713) 787-5056.

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

Dated: January 4, 2024

  
\_\_\_\_\_  
Glen C. Runnels  
701 North Post Oak Road, Suite 350  
Houston, Texas 77024  
Phone: (713) 787-5056  
Fax: (713) 787-0703

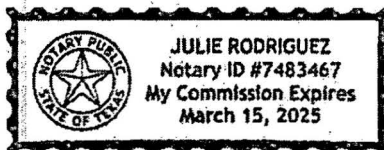
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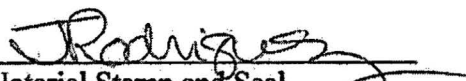
STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared GLEN C. RUNNELS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4TH day of JANUARY, 2024.



  
Notarial Stamp and Seal

FILED

Pink

Receipt  
3163

2024 JAN 12 AM 9:18

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

January 11, 2024

*Laura Richard*  
PUBLIC CLERK  
FORT BEND COUNTY, TEXAS

102

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

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**DEED OF TRUST ("Deed of Trust"):**

Dated: May 27, 2020

Grantor: **DUNG MY PHAM**

Trustee: Loan T. Tran

Lender: **TAN VAN TRAN**

Recorded in: Official Public Records of Real Property of FORT BEND County Texas under file No. **2020065305**

Property: Lot Eight (8) in Block One (1) of LIBERTY RIDGE, SECTION TWO (2), a subdivision of 10.50 acres of land situated in the William Neel Survey, Abstract No. 64, in the City of Missouri City, Fort Bend County Texas, according to the map or plat thereof recorded in Plat No. 20190179 of the Plat Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 2511 Remembrance Circle, Missouri City, TX 77489

Secures: Promissory Note executed May 27, 2020 ("Note") in the original principal amount of \$200,000.00, executed by **DUNG MY PHAM** ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Trustee(s): Vo & Pham Law Firm, PLLC

9750 Bellaire Blvd, Ste 299, Houston, TX 77036, now 10300 Westoffice Dr., Suite 101, Houston, TX 77042

**FORECLOSURE SALE:**

Date: Tuesday, February 6, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.**

Place: **Fort Bend County Fairgrounds – Building C, 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.**

102

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 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, 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 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.**

/s/Loan T. Tran

Loan T. 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

103  
**FILED**

2024 JAN 12 AM 10:03

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

State of Texas           §  
                                  §  
County of Fort Bend    §

Notice is hereby given of a public non-judicial foreclosure sale.

Rec  
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1. **Property To Be Sold.** The property to be sold is described as follows:

LOT 1, IN BLOCK 2, OF RIVERPARK WEST, SECTION 8, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT HEREOF RECORDED IN PLAT NO 20050127 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

Date: **February 6, 2024** ✓

Time: The sale shall begin no earlier than **1:00 PM** or no later than three hours thereafter.

Place: **Fort Bend** County Courthouse in **Richmond, Texas**, at the following location: the area designated by the Commissioners Court of **Richmond, Fort Bend County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record 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 their bid immediately in cash if their bid is accepted.

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

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

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attorney.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Darlene Althea McIntyre, a married woman and Burton McIntyre, a married man,**
5. **Obligations Secured.** The Deed of Trust is dated **April 28, 2008**, and is recorded in the office of the County Clerk of **Fort Bend County, Texas**, in/under **2008046240, Official Public Records of Fort Bend County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$42,691.00**, executed by **Darlene Althea McIntyre**, and payable to the order of **Mortgage Electronic Registration Systems, Inc. as beneficiary as nominee for International Bank of Commerce**.

**Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as beneficiary as nominee for International Bank of Commerce.**

**Current Mortgagee of Record: International Bank of Commerce** whose address is **9606 N. Mopac Expressway, Ste. 100, Austin, TX 78759**.

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill  
Robertson Anschutz Vettters, LLC  
10375 Richmond Avenue, Suite 200  
Houston, TX 77042

DATED January 12, 2024.



**Bruce M. Badger and/or Travis C. Badger**, Substitute Trustee  
c/o Robertson Anschutz Vettters, LLC  
10375 Richmond Avenue, Suite 200  
Houston, TX 77042  
Phone: 713-244-1360

**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.**

FILED

2024 JAN 12 PM 12:24 Receipt #

3292

## NOTICE OF FORECLOSURE SALE

*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.

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### RECITALS:

- A. HomeCo Partners, LLC (the "Holder") is the current owner and holder of the Promissory Note described below.
- B. The Promissory Note is secured by the Commercial Investor Deed of Trust described below.
- C. The Borrower named below is in default under the Promissory Note and the Commercial Investor Deed of Trust and the default has not been cured after receiving notice of default and opportunity to cure.
- D. The undersigned has accelerated the indebtedness evidenced by the Promissory Note.

### NOTICE OF FORECLOSURE SALE:

Notice is given that the Property described below shall be sold at public auction on the date, at the time, and in accordance with the terms contained in this Notice of Foreclosure Sale and the applicable laws of the State of Texas.

#### 1. Date, Time, and Place of Sale:

**Date:** The sale shall be held on Tuesday, February 6, 2024.

**Time:** The sale will begin at 1:00 PM and will be conducted within three hours thereafter.

**Place:** In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Foreclosure Sale is posted).

#### 2. Terms of Sale:

Because of the default in performance of the obligations secured by the Deed of Trust, the Trustee will sell the property "As Is" by public auction to the highest bidder for cash or cash equivalent.

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**3. Instrument to be Foreclosed:**

The security instrument to be foreclosed is the Deed of Trust dated October 25, 2022, by Dynasty Homecare LLC, a Texas limited liability company, as grantor(s), to GARY LANCASTER, as Trustee, said instrument having been assigned to NIGHTINGALE LAW GROUP PLLC, as Trustee, via Appointment of Successor Trustee, filed in the Real Property Records of Fort Bend County, Texas, for the benefit of Tejas Flipco Financial, LLC as beneficiary, and recorded under 2022133673 in the official public records of Fort Bend County, Texas. Said security instrument having been assigned to HomeCo Partners, LLC.

**4. Name and Address of Trustee:**

The name of the Trustee is: NIGHTINGALE LAW GROUP PLLC: CASEY MARCIN AND/OR KATIE WOLLFARTH

The address of the Trustee is: 12140 Wickchester Lane, Suite 111, Houston, Texas 77079.

**5. Obligations Secured:**

The indebtedness evidenced by the Promissory Note in the original principal amount of three hundred three thousand seven hundred eighty-five dollars and ten cents (\$303,785.10) including all accrued and unpaid interest and all other amounts payable by the debtor[s] as described in the promissory note, any other related documents and all modifications, renewals, and extensions thereof. is the current lien holder of the Deed of Trust and the current owner and holder of the Promissory Note.

**6. Property to Be Sold:**

The property to be sold is described as follows:

See attached Exhibit A incorporated herein as if set forth at length.

**7. Additional Provisions:**

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Holder, has requested Trustee to sell the Property.

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been released or subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record by Holder from the security interest of the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any.

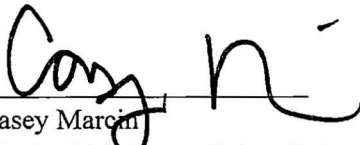
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

This Notice of Foreclosure Sale is executed this 11th day of January 2024.

NIGHTINGALE LAW GROUP, PLLC

By:

  
Casey Marcini  
12140 Wickchester Drive, Suite 111  
Houston, Texas 77079

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**EXHIBIT A**

Legal Description of Real Property

[Commonly known as 8102 Wilson St Fulshear, Texas 77441 and by Tax Parcel ID No.  
3380000220042901]

The North Two-Thirds (N. 2/3) of Lot Four (4), in Block Twenty-Two (22), of THE TOWN OF FULSHEAR, in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume U, Page 180 of the Deed Records of Fort Bend County. Texas.

FILED

105  
RH 3577  
2024 JAN 17 AM 8:24

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

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated January 31, 2013 and recorded under Clerk's File No. 2013025410, in the real property records of FORT BEND County Texas, with Lula R Mack an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Lula R Mack an unmarried woman securing payment of the indebtedness in the original principal amount of \$111,243.00 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 Lula R Mack. ALLIED FIRST BANK, SB DBA SERVBANK 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. Allied First Bank, SB dba Servbank is acting as the Mortgage Servicer for the Mortgagee. Allied First Bank, SB dba Servbank, is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

**Legal Description:**

**LOT 2, BLOCK 3, COVENANT CREST SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20060067 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS**

**SALE INFORMATION**

**Date of Sale: 02/06/2024**

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

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

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



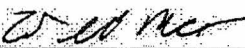
105  
"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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, 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

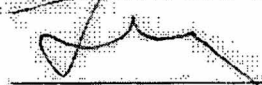
  
\_\_\_\_\_  
Will Morphis, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

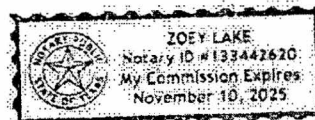
STATE OF TEXAS

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 11th day of January, 2024.

  
\_\_\_\_\_  
Notary Public Signature



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

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

C&M No. 44-23-2975

**NOTICE OF FORECLOSURE SALE**

**FILED**  
PH 3577  
2024 JAN 17 AM 8:25

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Notice is hereby given of a public non-judicial foreclosure sale.

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

LOT SIXTEEN (16), IN BLOCK TWO (2), OF TEAL RUN, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO (S). 1594/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. A.P.N.: 8700-05-002-0160

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

**Date:** February 6, 2024

**Time:** The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place:** FORT BEND County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, 100% of funds due at time of sale made payable to the bidder or Auction.com. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable

xxx225 Mosley

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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.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Carissa Mosley ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated November 23, 2010 and executed by Debtor in the Original Principal Amount of \$125,388.00. The current beneficiary of the Deed of Trust is U.S. Bank National Association, not in individual capacity but solely as Legal Title trustee for RMTP Trust, Series 2021 BKM-TT, 8950 Cypress Waters Blvd., Coppell, Texas 75019. The Deed of Trust is dated November 23, 2010, designating Bill Castor as the Original Trustee and is recorded in the office of the County Clerk of FORT BEND County, Texas, under Instrument No. 2010114944, of the Real Property Records of FORT BEND County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, Texas 75019.

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

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

DATED 1/16/24



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, David Garvin, Richard E. Anderson, Ray Vela or Cesar DeLaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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WHEREAS, on the 23rd day of June, 2022, Maria Alejandra Casas (the "Grantor"), executed a Deed of Trust conveying to Brian T. Kuczynski, Trustee, the Property hereinafter described, to secure TLSAI Real Estate, Ltd., 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, TLSAI Real Estate, Ltd. 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;

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.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of February, 2024, 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.

Said Property is described as follows:

1. LOT 34, BLOCK 1, OF LAKES OF BELLA TERRA, SECTION THIRTY-TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150085, OF THE MAP 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 16th day of January, 2024.

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

By:   
SANDY DASIGENIS, Substitute Trustee

Return to:  
TLSAI Real Estate Ltd  
6427 Buffalo Speedway  
Houston, Texas 77005

FILED  
PH 3577  
2024 JAN 17 AM 8:26  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

108

WHEREAS, on August 08, 2023, Epiphany Investments Group Limited Liability Company ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$231,000.00, payable to the order of LJC Financial, LLC, which Deed of Trust is recorded under clerk's file number 2023076019 in the Real Property Records of Fort Bend County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot 15, in Block 8, of HUNTER'S GLEN, SECTION FOUR (4), an Addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 22, Page 26, of the Plat Records of Fort Bend County, Texas, commonly known as 1122 Beechbend Drive, Missouri City, Texas, 77489; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Jeff Leva, Sandy Dasigenis, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one 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 LJC Financial, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 06, 2024, being the first Tuesday of such month, at the county courthouse of Fort Bend County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Fort Bend County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 1:00 p.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, February 06, 2024.

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

WITNESS my hand as of January 16, 2024.

FILED  
AT 3577  
2024 JAN 17 AM 8:05  
Jana Richardson  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS



Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1877

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

# NOTICE OF NON-JUDICIAL FORECLOSURE SALE

109

WHEREAS, on **July 28, 2022**, **Hudson & Hudson Investments, L.L.C.** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$324,000.00**, payable to the order of LJC Financial, LLC, which Deed of Trust is recorded **under Clerk's File No. 2022099422** in the **Real Property Records of Fort Bend County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

**Lot 1, Block 1, BONBROOK PLANTATION NORTH SECTION SEVEN, an Addition in Fort Bend County, Texas, according to the Map or Plat recorded in Plan No. 20130124, Map Records of Fort Bend County, Texas, commonly known as 318 Blossom Terrace Lane, Rosenberg, Texas, 77469; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one 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 LJC Financial, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust; ✓

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, February 06, 2024**, being the first Tuesday of such month, at the county courthouse of **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Fort Bend County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 p.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, February 06, 2024**.

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

WITNESS my hand as of January 16, 2024.

FILED  
94257  
2024 JAN 17 AM 8:26  
Sandy Dasigenis  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

  
\_\_\_\_\_  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 1803

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

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

**FILED**

3577 RA  
2024 JAN 17 AM 8:27

**Deed of Trust**

**Date:** April 15, 2022

**Grantor(s):** Brenda Marizol Quintanilla and Daniel Enrique Reyes Romero

**Mortgagee:** 400 Westmoreland, LLC, a Delaware Limited Liability Company

**Recorded in:** Clerk 's File No. 2022075996

**Property County:** Fort Bend County

*Jana Richard* 110  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**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 RANCHO FOUR (4), IN SECTION C, OF FRESNO RANCHOS, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254, PAGE 239 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (more particularly described in the Loan Documents).

**Date of Sale:** February 6, 2024 ✓

**Earliest Time Sale will Begin:** 1:00 P.M.

**Place of Sale of Property:** Designated area at the Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South Rosenberg, Texas 77471, or as further designated by the County Commissioner

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

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

**ACTIVE MILITARY SERVICE NOTICE**

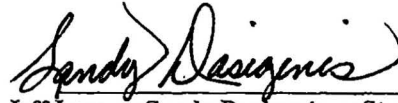
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

The Mortgagee, whose address is:

400 Westmoreland, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

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Dated this 16th day of January 2024



Jeff Leva or Sandy Dasigenis or Steve Leva or  
David Garvin or Enrique Loera or Susana Garcia  
or Donna Brammer or Katrina Rodriguez or  
Cesar Acosta or Christopher Apodaca or Rinki  
Shah or Theresa Phillips or Sandra Benavides or  
David Cerda or Renaud Ba or Angelique Lozada  
or Vanessa Lopez or Jose Martinez or Mark  
Laffaye or Alexander Lawson or Maria  
Dabrowska or Lesbia Longoria or Alan  
Zamarripa or Francis Staser or Daniel Fiedler or  
Emilio Martinez or Miguel Alberto Molina  
Álvarez or Sara Friedman or Viridiana Silva or  
Tami Machoka  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED

PH 357

111

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2024 JAN 17 AM 8:27

WHEREAS, by that one certain Deed of Trust dated May 20, 2020, recorded under Document No. 2020059277 in the Official Public Records of Fort Bend County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Sylvester Middleton and Analisa Middleton (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated May 20, 2020, in the original principal sum of \$194,900.00 executed by Sylvester Middleton and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, James L. Hollerbach, Sandy Dasigenis, Jeff Leva, or Steve Leva, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Fort Bend County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Fort Bend County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of

111

Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, Fort Bend County, Texas (as designated by the Commissioners Court of that county), at 1:00 p.m. (at the earliest), or within three (3) hours thereafter, on February 6, 2024, that being the first Tuesday of that month.

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

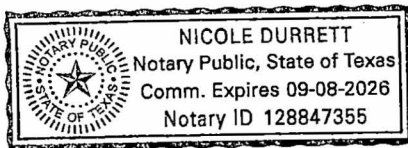
Executed in multiple originals on this 16th day of January, 2024.



James L. Hollerbach, Sandy Dasigenis, Jeff  
Leva, or Steve Leva, Substitute Trustee 6700  
N. New Braunfels Avenue,  
San Antonio, Texas 78209

STATE OF TEXAS       §  
                                      §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 16th day of January, 2024, by ~~James L. Hollerbach, Sandy Dasigenis, Jeff Leva, or Steve Leva~~, Substitute Trustee, on behalf of said Trust.



  
\_\_\_\_\_  
Notary Public, State of Texas

**PROPERTY DESCRIPTION**

117

Lot 4, Block 6, Replat of a Replat of Tara, Section 5, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1227/B and 1228/A of the Map and/or Plat Records of Fort Bend County, Texas.

**EXHIBIT "A"**

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**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**

**DATE:** February 6, 2024

**NOTE:** Promissory Note described as follows:  
Date: May 18, 2017  
Lender: RCF Commercial Services, LLC  
Borrower(s): Mario Alberto Flores and Mayra Flores  
Original Principal Amount: \$178,644.26

**DEED OF TRUST:** Deed of Trust, Security Agreement and Assignment of Rents and Leases described as follows:  
Date: May 18, 2017  
Grantor: Mario Alberto Flores and Mayra Flores  
Trustee: Tri Nguyen  
Beneficiary: RCF Commercial Services, LLC  
Recorded: Doc #: 2017053934 in the real property records of Fort Bend County, Texas

**LENDER:** RCF Commercial Services, LLC

**BORROWER:** Mario Alberto Flores and Mayra Flores.

**PROPERTY:** The real property described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE:** James W. Christian  
2302 Fannin, Ste 500  
Houston, Texas 77002

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

February 6, 2024<sup>34</sup>, the first Tuesday of the month, to commence between the hours of 10:00 a.m. and 4:00 p.m. 2024 ✓

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

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

2024 JAN 17 PM 2:25  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
James W. Christian

FILED

1/17/24  
Rec  
3890  
47

112

**NOTICE**

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

**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.**

**RECITALS**

Default has occurred in the payment of the Note and 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.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

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, 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.

EXECUTED as of January 17, 2024.

  
\_\_\_\_\_  
James W. Christian  
Substitute Trustee, Attorney for RCF Commercial Services, LLC

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After recording, please return original to:  
James W. Christian  
2302 Fannin, Ste. 500  
Houston, Texas 77002

112

EXHIBIT A  
LEGAL DESCRIPTION

Being 1.0 acre of James Hodge Survey, Abstract 193, Fort Bend County, Texas, and being a part of land described in Deed from P. E. Schumann to Atanacio Martinez, recorded in Vol. 230, Page 23 of Deed Records of Fort Bend County, Texas, said tract being designated as Tract No. 33 on a map or plat prepared in August, 1966, and November 19, 1967, from surveys on ground by Henry Steinkamp, Registered Professional Engineer, whereby Atanacio Martinez partially divided lands in M. M. Battle League and James Hodge Survey, Fort Bend County, Texas, a copy of said map having been filed in County Clerk's Office of Fort Bend County and is incorporated in this Deed for descriptive purposes, said tract of land being described by metes and bounds as follows, to-wit:

TRACT NO. 33:

Being a 1.0 Acre Tract of Land out of the Atanacio Martinez Tracts of Land in the James Hodge Survey, Abstract No. 193, and the M.M. Battle League, Abstract No. 9; tract of land being in the James Hodge Survey, Abstract No. 193, Fort Bend County, Texas.

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For Connection Begin at the Northeast corner of the M. M. Battle League, Abstract No. 9, Fort Bend County, Texas; THENCE, East, 553.04 feet to an iron pipe for the Northeast corner of and place of beginning for this 1.0 Acre Tract of Land;

THENCE, East, 251.52 feet along the centerline of a 20 foot road easement to a point for the Northeast corner;

THENCE, South 148.22 feet pass an iron pipe set in said North line of the 50 foot road easement, in all 173.22 feet to point for the Southeast corner of this Tract;

THENCE, West, 251.52 feet along the South line of this tract and the centerline of said 50 foot road easement to the Southwest corner of this Tract;

THENCE, North, at 25 feet pass an iron pipe in all 178.22 feet to the place of beginning and containing 1.0 Acre of Land.

# NOTICE OF SUBSTITUTE TRUSTEE SALE

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<b>Deed of Trust Date:</b> October 1, 2007	<b>Original Mortgagor / Grantor:</b> Casey Smith
<b>Original Beneficiary/ Mortgagee:</b> Dan Watson	<b>Current Beneficiary / Mortgagee:</b> Danette Lynn Morgan, as Independent Co-Executor of the Estate of Dan Watson
<b>Recorded Under:</b> County Clerk File No. 2023120872 of the Official Public Records of Fort Bend County, Texas	<b>Property County:</b> Fort Bend

**Secures:** Promissory Note ("Note") in the original principal amount of \$210,000.00 executed by Casey Smith ("Borrower") and payable to the order of Lender.

**Property to Be Sold:** Lot Six (6), in Block Four (4) of Sienna Steep Bank Village, Section Six B (6-B), an addition to the City of Missouri City in Fort Bend County, Texas, according to the map or plat thereof, recorded in Slide No(s). 1967/B and 1968/A of the Plat Records of Fort Bend County, Texas

**The foreclosure sale is scheduled to be held at the following date, time and place:**

**Date:** Tuesday, February 6, 2024 ✓

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 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:** The sale will take place at the Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, Texas 77471, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place or as further designated by the Fort Bend County Commissioners.

**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 Danette Lynn Morgan's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

**Substitute Trustees:** Oscar Becerra, Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa McLain, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Chris Trevino, Derrick Verdun and/or Kelton Wilkins

FILED

2024 JAN 17 PM 2:50

*Jan Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

1/17/24  
REC  
3950  
U.T.

**Substitute Trustee's**

**Address:** C/O Roberts Markel Weinberg Butler Hailey PC, Mailing Address:  
2800 Post Oak Blvd, Suite 5777, Houston, Texas 77056.

113

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, Danette Lynn Morgan, 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 Danette Lynn Morgan's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Danette Lynn Morgan's rights and remedies under the Deed of Trust.

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.

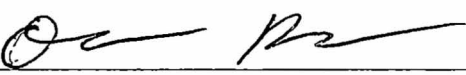
If Danette Lynn Morgan passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Danette Lynn Morgan. 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 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.**



**Oscar Becerra, Sipra Boyd, Clinton F. Brown,  
Cliff Davis, Paul Gaines, Noelle Hicks, Brittan  
Johnson, Ashley Koirtyohann, Jeff Libersat,  
Melissa McLain, Brittany Olsen, Hisamitsu  
Shinoda, Christina Tagle, Eric B. Tonsul, Chris  
Trevino, Derrick Verdun and/or Kelton Wilkins,  
Attorneys and Substitute Trustee(s) for Danette  
Lynn Morgan**

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C/O Roberts Markel Weinberg Butler Hailey PC,  
2800 Post Oak Blvd, Suite 5777, Houston, Texas  
77056.

FILED

NOTICE OF SALE

2024 JAN 17 PM 2:51

114  
Laura Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

11/17/24  
RC  
3950  
J.T

In accordance with:

(1) the authority conferred upon **Seabourne Homeowners Association, Inc.** by those certain instruments entitled: *"Declaration of Covenants, Conditions and Restrictions for Seabourne"*, (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Fort Bend County, Texas*, under Fort Bend County Clerk's File Number 2006071718, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Seabourne Homeowners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Fort Bend County, Texas conveying the property described below to Tina Victoria;

(4) the Default Order to Proceed with Notice of Foreclosure sale and Foreclosure Sale granted May 10, 2021 in Cause No. 19-DCV-259454 and attached hereto as Exhibit "A";

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Tina Victoria resulting from Tina Victoria default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on February 06, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the north area of the Fort Bend County Travis Center at 301 Jackson St., Richmond, Texas 77469, First Floor Meeting Room, which location is the area at the courthouse where sales pursuant to the Texas Property Code Section 51.002 are to take place or as further designated by the Fort Bend County Commissioners. The sale will take place no earlier than 1:00 p.m. and no later than three (3) hours after that time.

*Lot Two (2), in Block Four (4), of the Trails at Seabourne Parke, Section Two, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded at Plat No(s). 20150158 of the Plat Records of Fort Bend County, Texas and more commonly known as 5123 Cottage Creek Lane, Rosenberg, TX 77469-*

EXECUTED this the 15th day of January, 2024.

A large, stylized handwritten signature in black ink, appearing to be 'CJ' or similar, positioned above the list of names.

114

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Oscar Becerra, Sipra Boyd, Clinton F. Brown, Winnie Cheung, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Ashley Lewis, Jeff Libersat, Melissa McClain, Brittany Olsen, Nelson Remels, Hisamitsu Shinoda, Eric B. Tonsul, Chris Trevino, and/or Derrick Verdun, Agent and Trustee for Seabourne Homeowners Association, Inc.

5858-00007



4/12/2021 3:34 PM  
Beverley McGrew Walke  
District Clerk  
Fort Bend County, Texas  
Erica Rodriguez

Cause No. 19-DCV-259454

IN RE: ORDER OF FORECLOSURE  
CONCERNING

5123 COTTAGE CREEK LANE  
ROSENBERG, TX 77469

UNDER TEX. R. CIV. P. 736

TINA VICTORIA

114  
IN THE DISTRICT COURT OF

FORT BEND COUNTY, TEXAS

434TH JUDICIAL DISTRICT

**DEFAULT ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE AND  
FORECLOSURE SALE**

Came on to be considered the Application of Seabourne Homeowners Association, Inc. ("the Petitioner") for Expedited Foreclosure Proceeding pursuant to Rule 736 of the Texas Rules of Civil Procedure relative to Tina Victoria, (the "Respondent") and that certain real property located at 5123 Cottage Creek Lane, Rosenberg, TX 77469, more particularly described as follows:

Lot Two (2), in Block Four (4), of the Trails at Seabourne Parke, Section Two, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded at Plat No(s). 20150158 of the Plat Records of Fort Bend County, Texas.  
(the "Property")

Respondent accepted title to the Property through the Texas Special Warranty Deed with Vendor's Lien recorded under Document No. 2017029374 in Real Property Records of Fort Bend County, Texas (the "Deed").

Respondent, through acceptance of the Deed, has an obligation to pay assessments pursuant to the Declaration of Covenants, Conditions and Restrictions for Seabourne, as amended and/or supplemented (the "Declaration").

The Declaration secures payment of the assessments, late fees, interest, and attorney's fees and expenses through a continuing lien attached to the Property.

Respondent is delinquent in payment of the assessments.

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The Declaration provides Petitioner with the authority to charge late fees, interest, and attorney's fees and expenses in the event assessments are delinquent.

A debt exists and is secured by a lien attached to the property created under the Declaration.

Petitioner has given Respondent the requisite notices to cure the default under applicable law including Section 209.0064 of the Texas Property Code.

Respondent's last known address is 5123 Cottage Creek Ln, Rosenberg, TX 77469. Respondent, although duly served pursuant to citation issued by the clerk of the court, has failed to file a response.

It is hereby

ORDERED that the Application of Seabourne Homeowners Association, Inc. ("the Petitioner") for Expedited Foreclosure Proceeding pursuant to Rule 736 of the Texas Rules of Civil Procedure relative to Tina Victoria is in all respects GRANTED; It is further ORDERED, Petitioner Seabourne Homeowners Association, Inc. is authorized to proceed with foreclosure of the Property through the Petitioner's lien under the Declaration pursuant to Section 209.0092 of the Texas Property Code.

Dated this 10th day of May, 2021

Angie Beane  
JUDGE PRESIDING

*VB*

APPROVED AND ENTRY REQUESTED:

ROBERTS MARKEL WEINBERG BUTLER HAILEY PC

/s/ Paul Gaines

Paul Gaines

TBN: 24097718

pgaines@rmwbh.com

2800 Post Oak Boulevard, Suite 5777

Houston, Texas 77056

(713) 780-4135

Attorneys for Plaintiff

JPG/HHC/SIR 5858-00007