

FORECLOSURE SALES NOTICE

By order of the Commissioners Court for Fort Bend County, Texas, the designation of the location for the foreclosure sales has been changed beginning February 2, 2021 pursuant to Section 51.002(h) of the Texas Property Code and Section 24.01(r) of the Texas Tax Code. The sales shall be held at the following location:

FORT BEND COUNTY FAIRGROUNDS

4310 HIGHWAY 36 SOUTH

ROSENBERG, TEXAS 77471

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

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

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

NOTICE

As a courtesy, this foreclosure list is 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.

For Information regarding all tax foreclosure sales visit:

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

FORECLOSURE NOTICES AND SALES

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

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

FOR MORE INFORMATION:

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

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

ATTORNEYS FOR TAX SUIT SALES

FORT BEND COUNTY PROPERTY and LAMAR CISD:

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

FORT BEND ISD:

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



STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

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

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

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

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

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

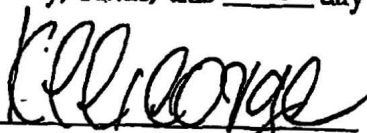
Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South
Rosenberg, Texas 77471, between the hours of 10:00 a.m. and 4:00 p.m.

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

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

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

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



KP George, County Judge

ATTEST:

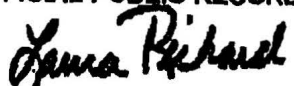

Laura Richard, County Clerk



RETURNED AT COUNTER TO:
Olga Payero / County Judge
301 Jackson St
Richmond TX

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS





Laura Richard, County Clerk
Fort Bend County Texas
October 29, 2020 08:51:55 AM

FEE: \$0.00 SG 2020151449

2

FILED *pmr*

2024 JAN -4 AM 9:52


1203 WHISPERING PINE DRIVE
MISSOURI CITY, TX 77489

00000010006179

James Richard *908*
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
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: 
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 18, 2014 and recorded in Document CLERK'S FILE NO. 2014096274; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2018035471 & 2022011863 real property records of FORT BEND County, Texas, with ALLYSON ADAMS AND SPOUSE, DEVIN FULTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALLYSON ADAMS AND SPOUSE, DEVIN FULTON, securing the payment of the indebtednesses in the original principal amount of \$93,174.00, 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



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1203 WHISPERING PINE DRIVE
MISSOURI CITY, TX 77489

00000010006179

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: _____

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1203 WHISPERING PINE DRIVE
MISSOURI CITY, TX 77489

00000010006179

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FORT BEND

EXHIBIT "A"

LOT EIGHT (8), IN BLOCK FOUR (4), HUNTER'S 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

FILED

02

RH 3577

2024 JAN 17 AM 8:25

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Jana Richard

COUNTY CLERK

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 19, 2016 and recorded under Clerk's File No. 2016058537, in the real property records of FORT BEND County Texas, with Fenty Maharani, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for State Farm Bank, F.S.B., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Fenty Maharani, a single woman securing payment of the indebtedness in the original principal amount of \$228,000.00 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 Fenty Maharani. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage, is representing the Mortgagee, whose address is: 951 W. Yamato Road, Suite 175, Boca Raton, FL 33431.

Legal Description:

LOT FIFTY-SIX (56), IN BLOCK TWO (2), OF QUAIL VALLEY SUBDIVISION, THUNDERBIRD, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 2, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: [REDACTED] 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,"**



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“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

Executed on January 11, 2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-3507

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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#: 24-30540

FILED

2024 FEB -8 AM 9: 55

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

rec-10683 AM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/9/2008, Anissa Y. Brittimes, a single 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 SecurityNational Mortgage Company, a Utah Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$134,883.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SecurityNational Mortgage Company, a Utah Corporation, which Deed of Trust is Recorded on 4/17/2008 as Volume 2008040990, Book , Page , Loan Modification recorded on 3/06/2023 as Instrument No. 2023019802 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 1, Block 1, Andover Farms Section 3, a subdivision in Fort Bend County, Texas, according to map or plat thereof recorded in Plat No. 20040175, of the Plat Records of Fort Bend County, Texas.

Commonly known as: **4751 EMERALD LODGE 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 **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 ~~5/11/2024~~ 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 2/6/2024

WITNESS, my hand this 2/8/2024



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

FILED
11537 PK
2024 FEB 12 AM 11:20

04

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Anita Anders
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 28, 2018 and recorded under Clerk's File No. 2018143525, in the real property records of FORT BEND County Texas, with Korin Anita Anders, An Unmarried Woman, and Marcus Blaine Harris, An Unmarried Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Korin Anita Anders, An Unmarried Woman, and Marcus Blaine Harris, An Unmarried Man securing payment of the indebtedness in the original principal amount of \$218,940.00 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 Korin Anita Anders and Marcus Blaine Harris. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 6, BLOCK 2, OF LAKEVIEW RETREAT SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180113 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: [REDACTED]

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

Executed on 02/09/2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00331

FILED
11537 PW
2024 FEB 12 AM 11:21

05

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Jessica Lopez Colon
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 October 11, 2019 and recorded under Clerk's File No. 2019118402, in the real property records of FORT BEND County Texas, with Melvin Vazquez Osorio and Jessica Lopez Colon, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Bank, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Melvin Vazquez Osorio and Jessica Lopez Colon, husband and wife securing payment of the indebtedness in the original principal amount of \$242,034.00 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 Melvin Vazquez Osorio, Jessica Lopez Colon. Citizens Bank, N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Citizens Bank, N.A. a/k/a Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A. a/k/a Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

LOT 6, BLOCK 2, CREEKSIDE RANCH SEC 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20170252, MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS, TOGETHER WITH AFFIDAVITS OF CORRECTION FILED OF RECORD FEBRUARY 28, 2018 UNDER COUNTY CLERK'S FILE NO(S) 2018020929 AND 2018020930, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: ~~2/12/2024~~

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



05

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 February 7, 2024.

/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. 44-24-00329

D6

FILED

11537 PHT

2024 FEB 12 AM 11:21

3515 Palm Grove Dr, Missouri City, TX 77459

24-004267

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: [REDACTED]
- Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00PM 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 April 20, 2012, and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2012042517, with Dustin Wright, Grantor, and Mortgage Electronic Registration Systems, Inc., as nominee for Sente Mortgage Inc., Mortgagee, to which reference is herein made for all purposes.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Dustin Wright, securing the payment of the indebtedness in the original amount of \$121,831.00, 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 THIRTY-FIVE (35), IN BLOCK TWO (2), OF QUAIL VALLEY ADDITION THUNDERBIRD WEST COURTYARD HOMES SECTION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 16 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

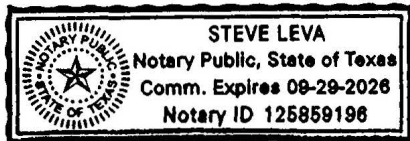
Sandy Dasigenis

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
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

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 12th day of February, 2024.



Steve Leva
NOTARY PUBLIC in and for
HARRIS COUNTY
My commission expires: 09-29-2026
Print Name of Notary:
STEVE LEVA

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

07

2024 FEB 12 AM 11:22
1153 pxt

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

15334 LYNFORD CREST DR
HOUSTON, TX 77083

00000010051548

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: ~~March 27, 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 30, 2013 and recorded in Document INSTRUMENT NO. 2013053741 real property records of FORT BEND County, Texas, with PAULETTA ALDRIDGE, 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 PAULETTA ALDRIDGE, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$109,890.00, 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



07

15334 LYNFORD CREST DR
HOUSTON, TX 77083

0000010051548

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: _____

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15334 LYNFORD CREST DR
HOUSTON, TX 77083

00000010051548

00000010051548

FORT BEND

EXHIBIT "A"

LOT 13, IN BLOCK 1, KINGSBRIDGE VILLAGE, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 2468/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

04

2024 FEB 12 AM 11:23

Jana Michael
11537
COUNTY CLERK
FORT BEND COUNTY, TEXAS

9535 LASBURY DRIVE
HOUSTON, TX 77083-3627

0000009869280

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: [REDACTED]

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 23, 2010 and recorded in Document CLERK'S FILE NO. 2010090995; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NOS. 2015085800 AND 2019079915 real property records of FORT BEND County, Texas, with BRYANT KEITH KYLE AND UNLANDIA MICHAEL KYLE, HUSBAND AND WIFE, grantor(s) and JAMES B. NUTTER & COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRYANT KEITH KYLE AND UNLANDIA MICHAEL KYLE, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$123,621.00, 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



06

9535 LASBURY DRIVE
HOUSTON, TX 77083-3627

0000009869280

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: _____

9535 LASBURY DRIVE
HOUSTON, TX 77083-3627

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0000009869280

0000009869280

FORT BEND

EXHIBIT "A"

LOT 24, BLOCK 4, EAGLEWOOD, SECTION FIVE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2262A/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

09

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

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

PLG File Number: 23-008809-4

FILED

R 11940

2024 FEB 13 AM 11:49¹

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

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2024 FEB 13 AM 11:49

Janae Blackwell
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

K11940

T.S. #: 2024-08439-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: [REDACTED]
Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot FOUR (4), BLOCK ONE (1), of HUNTER'S POINT ESTATES, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 32, Page 23 of the Plat Records of Fort Bend County, Texas.

Commonly known as: 1814 PINE HOLLOW DR MISSOURI CITY, TX 77489

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 1/18/2017 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 1/19/2017 under County Clerk's File No 2017006580, in Book - and Page - of the Real Property Records of Fort Bend County, Texas.

Grantor(s): Nancy Fernandez and Josue Chavira, wife and husband
Original Trustee: Thomas E Black Jr
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 Freedom Mortgage Corporation, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2024-08439-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$124,699.00, executed by Nancy Fernandez and Josue Chavira, wife and husband, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

Freedom Mortgage Corporation
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.

10

T.S. #: 2024-08439-TX

Dated: 2-13-24

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

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Rec
12638
GT

2024 FEB 15 AM 10:18

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Tamia Postell

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

Matter No.: 120861-TX

Date: February 13, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: TAMIA POSTELL, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 12/30/2014, RECORDING INFORMATION: Recorded on 1/8/2015, as Instrument No. 2015002551 and later modified by a loan modification agreement recorded as Instrument 2016093191 on 08/25/2016

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 8 (EIGHT), IN BLOCK 1 (ONE), OF WINFIELD LAKES SEC. 14, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130304, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~5/7/2024~~ 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.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361


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 ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, JOHN BURGER, MARTIN BELTRAN, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, 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, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: 

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

FILED

2024 FEB 15 AM 10:18

RECORDING REQUESTED BY:

Laura Nichols
COUNTY CLERK
FORT BEND COUNTY TEXAS

12
Rec
12638
U.T.

WHEN RECORDED MAIL TO:

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

TS No TX07000014-24-1

APN R163346 | 2273-06-002-0370-914

TO No 240020647-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 9, 2021, LYNAE MARIE VINGLE AND JOSEPH MICHAEL VINGLE, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL H. PATTERSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FIRST GUARANTY MORTGAGE CORPORATION DBA GOODMORTGAGE.COM, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$312,801.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on October 19, 2021 as Document No. 2021174952 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 R163346 | 2273-06-002-0370-914

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



4809839

TS No TX07000014-24-1

APN R163346 | 2273-06-002-0370-914

TO No 240020647-TX-RW1

12


NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, ~~March 12, 2024~~ 01:00 PM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471** or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage 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 Nationstar Mortgage 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 15th day of February, 2024.


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

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

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

12

TS No TX07000014-24-1

APN R163346 | 2273-06-002-0370-
914

TO No 240020647-TX-RWI

EXHIBIT "A"

LOT THIRTY-SEVEN (37), IN BLOCK TWO (2), OF CINCO RANCH, GREENWAY VILLAGE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 1180/B & 1181/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; OR MORE COMMONLY KNOWN AS: 23306 FAIRBRANCH DRIVE, KATY, TEXAS 77494.

FILED

Rec 12638 U.T. 13

2024 FEB 15 AM 10:21

16926 WATERING OAKSLANE
HOUSTON, TX 77083

00000009993189

Janae [Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: [REDACTED]

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 20, 2003 and recorded in Document INSTRUMENT NO. NO. 2003039455; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NOS. 2007132302, 2009122898, 2019109200, 2022065548 real property records of FORT BEND County, Texas, with ERADIA Y RIVERA AND MARIA A FUENTES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERADIA Y RIVERA AND MARIA A FUENTES, securing the payment of the indebtednesses in the original principal amount of \$115,836.00, 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

NTSS00000009993189*

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: _____

16926 WATERING OAKSLANE
HOUSTON, TX 77083

00000009993189

00000009993189

FORT BEND

EXHIBIT "A"

LOT TWENTY-THREE (23), IN BLOCK TWO (2), OF GREAT OAKS SOUTH SEC. 2, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2315/A TO 2315/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED
RH 14532
2024 FEB 22 AM 9:56
14

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

James Michael
CARRINGTON MORTGAGE SERVICES, LLC
16201

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

Matter No.: 096192-TX

Date: February 20, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: MARIA S. VASQUEZ AND ARACELI VAZQUEZ, BOTH SINGLE PERSONS AND CESAR VASQUEZ, A SINGLE PERSON
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INTERLINC MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
MORTGAGE SERVICER: Carrington Mortgage Services, LLC

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~5/7/2024~~ the foreclosure sale will be conducted in **Fort Bend** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806



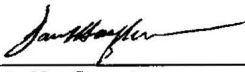
4810298

Matter No.: 096192-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, 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

24-00576
1915 BEBINGTON CT, FRESNO, TX 77545

FILED 15
RH 14532
2024 FEB 22 AM 9:56

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

- Property: The Property to be sold is described as follows:
- LOT 40, BLOCK 2, CAMBRIDGE FALLS SEC. 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070047, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated June 27, 2014 and recorded on July 2, 2014 at Instrument Number 2014070118 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information: ~~May 2, 2024 at~~ 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by DOUGLAS SMITH secures the repayment of a Note dated June 27, 2014 in the amount of \$186,803.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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



4810175

Nicki Company

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



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).

3247 DARTMOUTH FIELD LANE
FRESNO, TX 77545

FILED
PH14532
2024 FEB 22 AM 10:04

00000010060069

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: [REDACTED]

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 11, 2003 and recorded in Document CLERK'S FILE NO. 2003160378; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERKS' FILE NO'S. 2012044920 & 2018109286 real property records of FORT BEND County, Texas, with JOSCYLAN L. ADAMS, 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 JOSCYLAN L. ADAMS, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$89,760.00, 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



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

3247 DARTMOUTH FIELD LANE
FRESNO, TX 77545

14
00000010060069

00000010060069

FORT BEND

EXHIBIT "A"

LOT 2, BLOCK 4, WINFIELD LAKES, SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 2438B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

17

FILED
RH 14532
2024 FEB 22 AM 10:04

8222 WOODLAND WILLOWS DRIVE
HOUSTON, TX 77083

[Handwritten Signature]
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.

00000010061307

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: *[Redacted]*

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 29, 2008 and recorded in Document CLERK'S FILE NO. 2008029073; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2015081355, 2022054966 & 2023058518 real property records of FORT BEND County, Texas, with CARNELOUIS HARGROVE 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 CARNELOUIS HARGROVE A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$98,124.00, 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




8222 WOODLAND WILLOWS DRIVE
HOUSTON, TX 77083

00000010061307

17

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

8222 WOODLAND WILLOWS DRIVE
HOUSTON, TX 77083

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00000010061307

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FORT BEND

EXHIBIT "A"

LOT TWENTY-FIVE (25), IN BLOCK FOUR (4) OF MISSION GLEN SECTION 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 565/B AND 566/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

18

FILED
14532 Rlt
2024 FEB 22 AM 10:04

4118 VAUGHN CREEK COURT
SUGAR LAND, TX 77479

00000010064707

[Handwritten signature]

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: *[Redacted]*
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 15, 2019 and recorded in Document CLERK'S FILE NO. 2019005869 real property records of FORT BEND County, Texas, with MARIAN HANNA, 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 MARIAN HANNA, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$240,384.00, 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



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

18

4118 VAUGHN CREEK COURT
SUGAR LAND, TX 77479

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FORT BEND



LOT 41, IN BLOCK 2, OF NEW TERRITORY PARCEL SF-32, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S). 1416/A&B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/11/2018	Grantor(s)/Mortgagor(s): ASHANTI MORSE, AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2018051773	Property County: FORT BEND
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: [REDACTED]	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT TWENTY-SIX (26), IN BLOCK FOUR (4), OF THE WOODS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 692/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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


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

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

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

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

Dated: 2/21/2024



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

Dated: 2/22/2024

SANDY DASIGENIS

Printed Name:



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

2024 FEB 22 AM 10:05
14532

MH File Number: TX-22-93264-POS
Loan Type: FHA

24-00609
3318 FARREL HILL ST, FRESNO, TX 77545

FILED

Rec'd
14690
APR

20

2024 FEB 29 AM 9:48

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

Christy E. Johnson
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

LOT 5, BLOCK 1, WINDFIELD LAKES, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2459/A, OF PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 26, 2020 and recorded on March 30, 2020 at Instrument Number 2020036499 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: [REDACTED] 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 LATOYA DENIECE WILLIAMS secures the repayment of a Note dated March 26, 2020 in the amount of \$179,634.00. NATIONS LENDING CORPORATION, AN OHIO CORPORATION, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



4810989

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.

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

Receipt
1/6/90

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2024 FEB 29 AM 9:49

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

[Handwritten Signature]

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 03, 2022 and recorded under Clerk's File No. 2022030700, in the real property records of FORT BEND County Texas, with Tiffany Elizabeth Kolb, a single woman. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Bank, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tiffany Elizabeth Kolb, a single woman. securing payment of the indebtedness in the original principal amount of \$274,928.00 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 Tiffany Elizabeth Kolb. CITIZENS BANK NA f/k/a RBS CITIZENS NA is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Citizens Bank, N.A. a/k/a Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A. a/k/a Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

LOT SEVEN (7), IN BLOCK FIVE (5), OF HERITAGE COLONY, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1437/A AND 1437/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: ~~05/07/2024~~

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,"



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“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 February 23, 2024.

/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. 44-24-00474

FILED

Receipt
1/26/20
22

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

FEB 29 AM 9:49

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 17, 2015 and recorded under Clerk's File No. 2015079464, in the real property records of FORT BEND County Texas, with Craig Grice, joined herein pro forma by wife, Charlisha Grice as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Amcap Mortgage Ltd. dba Gold Financial Services, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Craig Grice, joined herein pro forma by wife, Charlisha Grice securing payment of the indebtedness in the original principal amount of \$217,979.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Craig Grice. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 10, IN BLOCK 1, OF TEAL RUN, SECTION 12, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2413/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/27/2024

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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



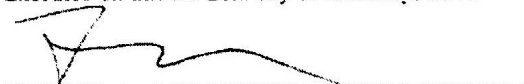
Will Morphis, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

STATE OF TEXAS

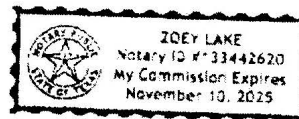
COUNTY OF HARRIS

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 acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 26th day of February, 2024.



Notary Public Signature



Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00398

23

FILED

PHAP
Receipt
116190

2024 FEB 29 AM 9:52

2019 DOGWOOD DR
MISSOURI CITY, TX 77489

0000009801218

[Signature]
COUNTY CLERK
FORT BEND COUNTY

NOTICE OF [SUBSTITUTION] 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: *[Redacted]*

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 16, 2009 and recorded in Document CLERK'S FILE NO. 2009133514; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019101650 real property records of FORT BEND County, Texas, with VANESEN PERRY, 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 VANESEN PERRY, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$94,627.00, 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



23

2019 DOGWOOD DR
MISSOURI CITY, TX 77489

0000009801218

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 ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, JOHN BURGER, MARTIN BELTRAN, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR PATRICIA POSTON, 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: _____

23

2019 DOGWOOD DR
MISSOURI CITY, TX 77489

0000009801218

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FORT BEND

EXHIBIT "A"

LOT 10, BLOCK 13, OF FINAL AMENDED PLAT OF BOOKS 13, 14, 15, AND 16 IN THE PARTIAL OF QUAIL GREEN WEST, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2239/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/11/2018	Grantor(s)/Mortgagor(s): ASHANTI MORSE, AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2018051773	Property County: FORT BEND
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: [REDACTED]	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT TWENTY-SIX (26), IN BLOCK FOUR (4), OF THE WOODS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 692/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, 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: 2/21/2024

Dated: February 29, 2024

Myra Homayoun

SANDY DASIGENIS

Printed Name:

Sandy Dasigenis

Substitute Trustee
c/o Auction.com
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 Guild Mortgage Company LLC

*Receipt
1/2/24*

FILED *Prose*

2024 FEB 29 AM 9:52

MH File Number: TX-22-93264-POS
Loan Type: FHA

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

25

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 5, BLOCK 1, OF ALIANA SEC 16, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER PLAT NO 20130271, 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 12/31/2014 and recorded in Document 2015002014 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:

[REDACTED]

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 RAYMUND AMAR GARRIEL, provides that it secures the payment of the indebtedness in the original principal amount of \$300,722.00, 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 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.

Receipt
1/24/20
ASPP

FILED

2024 FEB 29 AM 9:54

Anna DePaul
COUNTY CLERK
FORT BEND COUNTY TEXAS

FILED w

2024 FEB 29 PM 4:31

SELECT PORTFOLIO SERVICING, INC. (SPS)
REED, CAROL E. AND ISALAH
818 KINGS FOREST LANE, RICHMOND, TX 77469

CONVENTIONAL
Firm File Number: 14-016372

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS
rec'd 2/16/24

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 25, 2006, CAROL E. REED AND SPOUSE, ISALAH REED, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ENCORE CREDIT CORP., A CALIFORNIA CORP., DBA ECC CREDIT CORPORATION OF TEXAS 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 2006123768, 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, [redacted] 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 TWENTY-SEVEN (27), IN BLOCK SIX (6), OF ROYAL LAKES ESTATES, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO (S). 2020/B AND 2021/A BOTH OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 818 KINGS FOREST LANE
RICHMOND, TX 77469
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10 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

Amar Sood
SUBSTITUTE TRUSTEE
Amar Sood, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day February 28, 2024.

R. George
By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040

20

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset-Backed Certificates Series 2006-HE10

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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

2024 FEB 29 PM 4: 31

27
2/16/24

SELECT PORTFOLIO SERVICING, INC. (SPS)
SHAW, ELVIS
21315 GANTON DRIVE, KATY, TX 77450

CONVENTIONAL
Firm File Number: 22-038821

Jenna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 10, 1999, ELVIS LEE SHAW AND MARIA SOUTHALL-SHAW, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to T.J. FALGOUT, as Trustee, the Real Estate hereinafter described, to CONCORDE ACCEPTANCE 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 1999050412, 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, [REDACTED] 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(S) SEVEN (7), IN BLOCK ONE (1) OF KELLIWOOD GREENS, SECTION ONE (1), REPLAT OF WILLOW FORK, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NUMBERS 1021/B & 1022/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 21315 GANTON DRIVE
KATY, TX 77450
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL10 TRUST
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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

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

[Signature]

SUBSTITUTE TRUSTEE

Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
PO Box 133162 Houston TX 77002

WITNESS MY HAND this day February 28, 2024.

[Signature]

By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

27
Facsimile No: (847) 879-4823
Attorneys for Wilmington Savings Fund Society, FSB, not
in its individual capacity but solely as Owner Trustee of
CSMC 2019-RPL10 Trust

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

FILED

2024 MAR -4 PM 12: 39

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R717694

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 2024-08542-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: [REDACTED]
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot Four (4), in Block Three (3), of OLYMPIA ESTATES, SECTION 10, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20180117 of the Plat Records of Fort Bend County, Texas.

Commonly known as: 2430 DIANNA LEE DR. MISSOURI CITY, TX 77459

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 9/23/2019 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 9/24/2019 under County Clerk's File No 2019108924, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s): Tiffany Adams a single person
Original Trustee: Scott Gesell
Substitute Trustee: Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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 Gateway Mortgage Group, a division of Gateway First Bank, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2024-08542-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$268,280.00, executed by Tiffany Adams a single person, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gateway Mortgage Group, a division of Gateway First Bank, 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

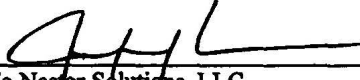
Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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T.S. #: 2024-08542-TX

Dated: 3-4-24

Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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

29

2024 MAR -7 AM 11:26

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Fort Bend County, Texas
SECURITY BANK

Rec
19004
ck.T

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

Matter No.: 121348-TX

Date: March 6, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: VICTOR M. JASSO, A SINGLE MAN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HIGHLAND HOMELOANS, LLC, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC
MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 9/12/2019, RECORDING INFORMATION: Recorded on 9/12/2019, as Instrument No. 2019104413

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **A TRACT OR PARCEL OF LAND CONTAINING 2.0007 ACRES, (87,151 SQUARE FEET), SITUATED IN THE ROBERT HODGE SURVEY, ABSTRACT NUMBER 33 AND THE SAM STONE SURVEY, ABSTRACT NUMBER 660, FORT BEND COUNTY, TEXAS, SAID 2.0007 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.001 ACRE TRACT OF LAND AS CONVEYED TO RONALD WAYNE KRAMER AND JOY HILLHOUSE KRAMER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2017132562 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on [REDACTED], 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



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, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: 

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

EXHIBIT "A"

TS# 121348-TX

A TRACT OR PARCEL OF LAND CONTAINING 2.0007 ACRES, (87,151 SQUARE FEET), SITUATED IN THE ROBERT HODGE SURVEY, ABSTRACT NUMBER 33 AND THE SAM STONE SURVEY, ABSTRACT NUMBER 660, FORT BEND COUNTY, TEXAS, SAID 2.0007 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 2.001 ACRE TRACT OF LAND AS CONVEYED TO RONALD WAYNE KRAMER AND JOY HILLHOUSE KRAMER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2017132562 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2017132562 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS).

BEGINNING at a capped iron rod found on the southeasterly right-of-way line of F.M. 1236 for the west corner of that certain called 42.79 acre tract of land as conveyed to Otto H. Hackstedt by instrument recorded in Volume 645, Page 393, of the Deed Records of Fort Bend County, Texas, same being the north corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 45°00'00" E, along the common line of said 42.79 Acre Tract, a distance of 501.50 feet to a calculated point for a corner of that certain called 39.016 acre tract of land as conveyed to Ronald Kramer and Wife, Joy Kramer by instrument recorded in Document No. 2012058973 of the Official Public Records of Fort Bend County, Texas, same being the east corner of the herein described tract, from which a capped iron rod found for reference bears, N 31°42'55" W, a distance of 0.73 feet;

Thence, S 45°00'00" W, along the common line of said 39.016 Acre Tract, a distance of 173.84 feet to a capped iron rod found for a corner of said 39.016 Acre Tract, same being the south corner of the herein described tract;

Thence, N 45°00'00" W, along the common line of said 39.016 Acre Tract, a distance of 501.15 feet to a capped, (Precision Surveyors), iron rod set on the southeasterly right-of-way line of F.M. 1236 for a corner of said 39.016 Acre Tract, same being the west corner of the herein described tract;

Thence, N 44°53'07" E, along the southeasterly right-of-way line of F.M. 1236, a distance of 173.84 feet to the POINT OF BEGINNING and containing 2.0007 acres or 87,151 square feet of land, more or less.

FILED

2024 MAR -7 AM 11:31

Rec- 19004 30 J.T.

23-166631

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: October 12, 2001	Original Mortgagor/Grantor: SAMMY L. CRAWFORD AND JANICE CRAWFORD
Original Beneficiary / Mortgagee: LONG BEACH MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4
Recorded in: Volume: N/A. Page: N/A. Instrument No: 2001098506.	Property County: FORT BEND
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

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

Secures: Note in the original principal amount of \$68,000.00, executed by ANGELICA CRAWFORD and ESTATE OF SAMMY CRAWFORD and payable to the order of Lender.

Property Address/Mailing Address: 1203 GENTLE BEND DR, MISSOURI, TX 77489

Legal Description of Property to be Sold: LOT FIFTY-THREE (53), BLOCK FOUR (4), OF HUNTER'S GLEN SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE, FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4* 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, Amar Sood or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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

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

/s/William Attmore

William Attmore

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,
PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

FILED

2024 MAR -7 AM 11:31

Rec 19004 31
C.T.

24-185851

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: May 16, 1996	Original Mortgagor/Grantor: ROSE F. RAGLIN
Original Beneficiary / Mortgagee: RESOURCE BANCSHARES MORTGAGE GROUP, INC. DBA RBMG., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3
Recorded in: Volume: N/A Page: N/A Instrument No: 9636389	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing	Mortgage Servicer's Address: 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

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

Secures: Note in the original principal amount of \$61,750.00, executed by ROSE F. RAGLIN and payable to the order of Lender.

Property Address/Mailing Address: 3402 PLUM BROOK DRIVE, MISSOURI CITY, TX 77459

Legal Description of Property to be Sold: LOT SEVENTY-SEVEN (77), IN BLOCK TWO (2), QUAIL VALLEY SUBDIVISION THUNDERBIRD WEST SECTION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 15, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3*, 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 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 *FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3* 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 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 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

2024 MAR -7 AM 11:34

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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.

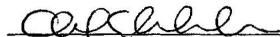
- 1. **Property to Be Sold.** The property to be sold is described as follows: LOT ONE HUNDRED EIGHT (108), IN BLOCK TWO (2) OF CHELSEA HARBOUR SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2453/B AND 2454/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/15/2019 and recorded in Document 2019051120 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: ~~05/15/2019~~
 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 PHUONG KIM NGUYEN AND RICHARD PHUC DOAN, provides that it secures the payment of the indebtedness in the original principal amount of \$218,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-1 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-1 c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

Certificate of Posting

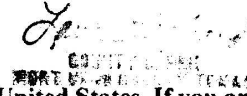
I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the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

2024 MAR -7 AM 11:34

FILED

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1/20/24
J.T.

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: [REDACTED]

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: 4814 Montclair Hill Lane, Fresno, TX 77545

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 02/09/2007 and recorded 02/21/2007 in Document 2007021510, real property records of Fort Bend County, Texas, with **Schedrick L Alexander and Chonita J Alexander, husband and wife** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Schedrick L Alexander and Chonita J Alexander, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$146,498.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR-4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00222-TX
18-000434-673

Notice of [Substitute] Trustee Sale

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

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

LOT 50, BLOCK 1, OF ANDOVER FARMS SEC. 4, A SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050011 OF THE PLATRECORDS 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**

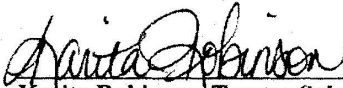
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Notice of [Substitute] Trustee Sale

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: March 4, 2024



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

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

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

Certificate of Posting

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

FILED

2024 MAR 11 AM 10:10 PA 10790

Jana NOTICE OF SUBSTITUTE TRUSTEE'S SALE
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 2024-08565-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: [REDACTED]
Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot Twenty-Seven (27), in Block Three (3), of Quail Green West, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 22, Page 56, of the Plat Records of Fort Bend County, Texas.

Commonly known as: 1802 GRAND PARK DR MISSOURI CITY, TX 77489

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 4/26/2019 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 4/29/2019 under County Clerk's File No 2019042723, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s): Daniel R. Betancourt, an unmarried person
Original Trustee: Black, Mann & Graham, LLP
Substitute Trustee: Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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 Freedom Mortgage Corporation, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2024-08565-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$147,283.00, executed by Daniel R. Betancourt, an unmarried person, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

Freedom Mortgage Corporation
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. #: 2024-08565-TX

Dated: 3-11-24

Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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 35

C&M No. 44-22-3272/ FILE NOS

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NOTICE OF TRUSTEE'S SALE

Janet Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS
Dec 19 1991

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 29, 2016 and recorded under Clerk's File No. 2016082402, in the real property records of FORT BEND County Texas, with Manuel V. Rodriguez and Brenda G. Rodriguez, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loandepot.com, LLC DBA iMortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Manuel V. Rodriguez and Brenda G. Rodriguez, husband and wife securing payment of the indebtedness in the original principal amount of \$304,385.00 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 Manuel V. Rodriguez and Brenda G. Rodriguez. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

LOT 52, BLOCK 1, HARVEST GREEN SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20150148 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale 

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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



Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 11/05/2019
Grantor(s): RAMIRO AGUILERA AND GLORIA ADILENE ESTRELLA NAVARRETE, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$142,373.00
Recording Information: Instrument 2019129165
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 16606 QUIET QUAIL DRIVE, MISSOURI CITY, TX 77489

MORTGAGE SERVICING INFORMATION:

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

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

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

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

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

Certificate of Posting

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

By: _____

Exhibit "A"

LOT 11, BLOCK 7, OF QUAIL RUN, SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 10, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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STATE OF TEXAS
COUNTY OF FORT BEND

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§
§

Jana Richard
COUNTY CLERK
Rec 19791

NOTICE OF FORECLOSURE SALE

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

Dated: 03/16/2006

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

Trustee: George M. Shanks, Jr.

Lender: Decision One Mortgage Company, LLC

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

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

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

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

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

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

Mortgage Servicer: Planet Home Lending LLC

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

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Address:

Foreclosure Sale:

Date:



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.

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.**

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 2024-08688-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: [REDACTED]
- Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
- Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT 13, BLOCK 1, OF SIENNA VILLAGE OF DESTREHAN SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED UNDER PLAT NO. 20150016 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 2531 RIVER RUN ROAD, MISSOURI CITY, TEXAS 77459

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 11/19/2015 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 11/20/2015 under County Clerk's File No 2015131398, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

- Grantor(s): TODDRICK JONES AND ADRIENNE JONES, HUSBAND AND WIFE
- Original Trustee: ALLAN B. POLUNSKY
- Substitute Trustee: Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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 HOMEBRIDGE FINANCIAL SERVICES, INC., its successors and assigns
- Current Mortgagee: Freedom Mortgage Corporation
- Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2024-08688-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$332,315.00, executed by TODDRICK JONES AND ADRIENNE JONES, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for HOMEBRIDGE FINANCIAL SERVICES, INC., 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

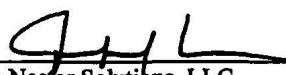
Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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T.S. #: 2024-08688-TX

Dated: 3-13-24

Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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

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Our Case No. 22-03288-FC-2

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF FORT BEND

Deed of Trust Date:
June 5, 2015

Property address:
6235 ORANGE BLOSSOM LN
ROSENBERG, TX 77471

Heavenly
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2024
BY

Grantor(s)/Mortgagor(s):
SAMSON AWOH AND ASHLEY AWOH, HUSBAND AND WIFE

LEGAL DESCRIPTION: Lot 17, Block 4, of the Reserve at Brazos Town Center, Section Two, Amending Plat No. 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20120068, of the Plat Records of Fort Bend County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: [REDACTED]

Property County: FORT BEND

Original Trustee: MEWAEL GHEBREMICHAEL

Recorded on: June 10, 2015
As Clerk's File No.: 2015062070
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan Randle-Bender, Debby Jurasek, Sabrina Palmer, Marinosci Law Group PC

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan Randle-Bender, Debby Jurasek, Sabrina Palmer, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MAY 7, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

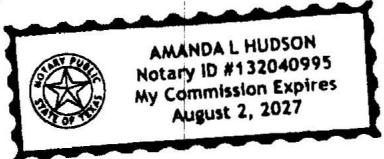
WITNESS MY HAND, March 11, 2024

MARINOSCI LAW GROUP PC
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 11th day of March 2024, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



Amanda Hudson
Notary Public for the State of TEXAS
My Commission Expires: 8-2-2027
Amanda Hudson
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC Return to: MARINOSCI LAW GROUP, P.C.
425 PHILLIPS BOULEVARD MARINOSCI & BAXTER
EWING, NJ 08618 16415 Addison Road, Suite 725
Our File No. 22-03288 Addison, TX 75001

FILED

Receipt
2/11/24
RBOB

40

2024 MAR 14 AM 9:43

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Quinn Richard
COUNTY CLERK

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 30, 2004 and recorded under Clerk's File No. 2004037858, in the real property records of FORT BEND County Texas, with Brandi Cope, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Home USA Mortgage, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Brandi Cope, an unmarried woman securing payment of the indebtedness in the original principal amount of \$101,000.00 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 Brandi Cope. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:
LOT NINETEEN (19), IN BLOCK TWO (2), OF TARA, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 2, OF THE MAP RECORDS OF FORT BEND, TEXAS.

SALE INFORMATION

Date of Sale: [REDACTED] 3/17/2024

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

Executed on March 12, 2024.

/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. 44-19-2956

FILED

41
rec'd
2/14/24
[Signature]

2024 MAR 14 AM 9:44

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

[Signature]
CLERK
FORT BEND COUNTY TEXAS

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

Matter No.: 120295-TX

Date: March 11, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: KENNETH SPILLER, MARRIED AND PEARLY SPILLER

ORIGINAL MORTGAGEE: HOUSEHOLD FINANCE CORPORATION III

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF8 MASTER PARTICIPATION TRUST

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 12/16/2002, RECORDING INFORMATION: Recorded on 12/31/2002, as Instrument No. 2002143578

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 27, IN BLOCK 9, OF TARA, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 20, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on [redacted] 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 LSF8 MASTER PARTICIPATION TRUST 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 LSF8 MASTER PARTICIPATION TRUST
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234




Matter No.: 120295-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, LEVA, JOHN BURGER, MARTIN BELTRAN, JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, 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

42

631 AUTUMN FLATS WAY
ROSHARON, TX 77583

0000010080174

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:

[REDACTED]

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 31, 2019 and recorded in Document CLERK'S FILE NO. 201901107; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022018300 real property records of FORT BEND County, Texas, with JOSEPH J. MENDOZA, 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 JOSEPH J. MENDOZA, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$207,168.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

FILED

*2/14/24
BBB*

2024 MAR 14 AM 9:45

Ann Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS



631 AUTUMN FLATS WAY
ROSHARON, TX 77583

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00000010080174

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

SANDY DASIGENIS

631 AUTUMN FLATS WAY
ROSHARON, TX 77583

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00000010080174

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FORT BEND

EXHIBIT "A"

LOT 22, BLOCK 3, OF SOUTHERN COLONY SECTION 3B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180004, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 04/30/2021
Grantor(s): LORI DANIELLE LEAL AND MIGUEL LEAL WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$287,105.00
Recording Information: Instrument 2021073374
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 1006 BARSTOW DRIVE, ROSHARON, TX 77583

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 7th of March 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 *Handwritten initials*

2024 MAR 14 AM 9:46

Handwritten signature
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 15, BLOCK 2, GLENDALE LAKES SECTION 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200151 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 12/20/2018
Grantor(s): JOSHUA M CLINE, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$183,602.00
Recording Information: Instrument 2018140487
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 719 CALM COURT, ROSHARON, TX 77583

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 7th of March 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 #2144
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2024 MAR 14 AM 9:46

Quinn 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 62, BLOCK 2, OF SOUTHERN COLONY SECTION 3B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180004, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

CONVENTIONAL
Firm File Number: 23-040350

45

NOTICE OF TRUSTEE'S SALE

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

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

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

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


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

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


Property Address: 20603 GARDEN RIDGE CANYON
RICHMOND, TX 77407
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC
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
Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
PO BOX 133162, ROSENBERG, TX 77002

WITNESS MY HAND this day March 13, 2024


By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Morgan Stanley Mortgage Capital Holdings LLC

FILED
2024 MAR 14 PM 12:40
COUNTY CLERK
ROSENBERG, TEXAS
921278
DA
1

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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.

SELECT PORTFOLIO SERVICING, INC. (SPS)
ADENUBI, OLUMUYIWA
8511 ANTIETAM LANE, HOUSTON, TX 77083

CONVENTIONAL
Firm File Number: 20-036538

46

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 30, 2007, OLUMUYIWA ADENUBI, A SINGLE PERSON AND BOMNIE 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, [REDACTED] 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, Amar Sood or Patricia Poston
4800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day March 13, 2024.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823

FILED

2024 MAR 14 PM 12

Attorneys for Federal Home Loan Mortgage Corporation,
as Trustee for the benefit of the Freddie Mac Seasoned
Loans Structured Transaction Trust, Series 2019-3

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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)
WALTERS, LORI
602 SUMMER TRACE LN, RICHMOND, TX 77406

CONVENTIONAL
Firm File Number: 23-040847

47

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, [REDACTED] 24 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
Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
PO Box 133162
Rosenberg, TX 77002

WITNESS MY HAND this day March 12, 2024.

2024 MAR 14 PM 12:40

FILED 2/27/24



By: Ronny George
Texas Bar # 24123104
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

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in its individual capacity but solely as Owner Trustee of
CSMC 2020-RPL3 Trust

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

FILED FOR RECORD
NO. _____ TIME 10:33 A.M.

MAR 20 2024

Laura Richard
County Clerk Fort Bend Co. Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-08837-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: [REDACTED]
Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT THREE (3), IN BLOCK ONE (1), OF WINFIELD LAKES, SECTION FIVE (5), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 24559/B OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 3335 JIB CT FRESNO, TX 77545

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 4/30/2021 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 5/12/2021 under County Clerk's File No 2021077871, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s): GINA A. ACOSTA, A SINGLE WOMAN

Original Trustee: Black, Mann & Graham, L.L.P.

Substitute Trustee: Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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 Freedom Mortgage Corporation, its successors and assigns

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2024-08837-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$199,823.00, executed by GINA A. ACOSTA, A SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

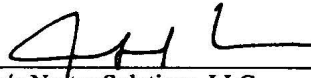
Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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T.S. #: 2024-08837-TX

Dated: 3-20-24

Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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 49
23284 RH
2024 MAR 21 AM 10:01

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 09, 2007 and recorded under Clerk's File No. 2007141652, in the real property records of FORT BEND County Texas, with Richard Neal Conn, joined herein pro forma by his wife, Shannon Deeann Conn as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Security National Mortgage Company, A Utah Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Richard Neal Conn, joined herein pro forma by his wife, Shannon Deeann Conn securing payment of the indebtedness in the original principal amount of \$126,100.00 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 Richard Neal Conn. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

LOT TWENTY-EIGHT (28), BLOCK SIX (6), OF PARTIAL REPLAT OF BARRINGTON PLACE, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 80./A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale [REDACTED]

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 March 18, 2024.

/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. 44-24-00144

FILED
23284 RH
2024 MAR 21 AM 10:02
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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 119470-TX

Date: March 14, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: LUIS MONTOYA, A MARRIED MAN JOINED HEREIN PRO FORMA BY MY SPOUSE, MERCEDES D SANCHEZ

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 3/18/2020, RECORDING INFORMATION: Recorded on 3/19/2020, as Instrument No. 2020033052 and later modified by a loan modification agreement recorded as Instrument 2022045110 on 03/31/2022

and later modified by a loan modification agreement recorded as Instrument 2022045880 on 04/01/2022

and later modified by a loan modification agreement recorded as Instrument 2023028642 on 03/31/2023

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-SIX (26), IN BLOCK THIRTY-TWO (32), OF QUAIL VALLEY 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on [REDACTED] 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.

Flagstar Bank, N.A 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. Flagstar Bank, N.A, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o Flagstar Bank, N.A



Matter No.: 119470-TX


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5151 Corporate Drive
Troy, Michigan 48098-2639

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 SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, AMAR SOOD, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, 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, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: 
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

FILED 51
73284 PH
2024 MAR 21 AM 10:03

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 121274-TX

Date: March 14, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: JOSHUA WARREN MORSE, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LEGEND LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

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

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 9/24/2020, RECORDING INFORMATION: Recorded on 9/28/2020, as Instrument No. 2020131348

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 24, IN BLOCK 2, OF BONBROOK PLANTATION SOUTH, SECTION 2, AMENDING PLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050221 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

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

NewRez LLC D/B/A Shellpoint Mortgage Servicing
601 Office Center Drive Suite 100
Fort Washington, PA 19034

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




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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, LEVA, JOHN BURGER, MARTIN BELTRAN, JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE

DAUGHTREY, STEVE LEVA, 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

FILED
23284 Rlt 52
2024 MAR 21 AM 10:03

24TX404-0021
23159 TRANQUIL SPRINGS LN, KATY, TX 77494

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT SIXTY-THREE (63), IN BLOCK ONE (1), OF SEVEN MEADOWS, SECTION TEN (10), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040115 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated May 24, 2013 and recorded on May 30, 2013 as Instrument Number 2013065079 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information:** [REDACTED] 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 HUA WANG AND YANG WANG secures the repayment of a Note dated May 24, 2013 in the amount of \$189,600.00. MATRIX FINANCIAL SERVICES CORPORATION, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC 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.



4812649

52

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).

23TX404-0180
18918 PINE HARVEST LN, RICHMOND, TX 77407

53
FILED
23284 RH
2024 MAR 21 AM 10:03

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT TWENTY-SEVEN (27), IN BLOCK ONE (1), OF GRAND VISTA SECTION SEVEN (7), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20150029 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated December 8, 2020 and recorded on December 8, 2020 as Instrument Number 2020175042 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

[REDACTED] 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 EDDY NWAMAKA secures the repayment of a Note dated December 8, 2020 in the amount of \$284,050.00. MATRIX FINANCIAL SERVICES CORPORATION, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC 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.



4812618

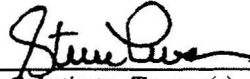
Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, 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).

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

54
FILED
23284 RH
2024 MAR 21 AM 10:04

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT TWENTY-NINE (29), BLOCK TWO (2), OF WATERSIDE ESTATES, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 1951/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated January 24, 2005 and recorded on February 3, 2005 as Instrument Number 2005013660 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information: [REDACTED] at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by YVONNE LOBOGNON AND HYACINTHE NDRI secures the repayment of a Note dated January 24, 2005 in the amount of \$220,000.00. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4812573

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
23284 RH
2024 MAR 21 AM 10:04

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7330 Jacobs Well Dr, Richmond, TX 77407

24-005755

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:

[REDACTED]

Time:

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

Place:

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/29/2016 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2016021911, with Michael J. Gautreau (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

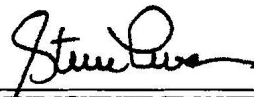
4. Obligations Secured. Deed of Trust or Contract Lien executed by Michael J. Gautreau, securing the payment of the indebtedness in the original amount of \$160,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of 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 8, BLOCK 2, LOST CREEK, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20050247, PLAT RECORDS, 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 Amar Sood 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
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

FILED 56
23284 PH
2024 MAR 21 AM 10:05

6206 ORANGE BLOSSOM LANE
ROSENBERG, TX 77471

00000010080562

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: [REDACTED]

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 30, 2013 and recorded in Document CLERK'S FILE NO. 2013127134; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2017071755, 2023004925 & 2023100424 real property records of FORT BEND County, Texas, with RALPH LEE COLLINS, 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 RALPH LEE COLLINS, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$276,706.00, 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 CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, AMAR SOOD OR MARTIN BELTRAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

6206 ORANGE BLOSSOM LANE
ROSENBERG, TX 77471

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FORT BEND

EXHIBIT "A"

LOT 11, BLOCK 4, OF THE RESERVE AT BRAZOS TOWN CENTER, SECTION TWO, AMENDING PLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120068, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED 57
23284 R14
2024 MAR 21 AM 10:05

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: October 29, 1999

Amount: \$130,050.00

Grantor(s): TONYA MOORE

Original Mortgagee: RYLAND MORTGAGE COMPANY, A TEXAS CORPORATION

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL4 TRUST

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

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 1999095678

Legal Description: LOT SIX (6), IN BLOCK THREE (3), OF STRATFORD PARK VILLAGE ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE 1701/A AND 1701/B BOTH OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: [REDACTED] between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


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


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

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

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

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


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-005364


Printed Name: **STEVE LEVA**
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED 58
23284 RH
2024 MAR 21 AM 10:05

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the [REDACTED]
Time: 1pm or not later than three hours after that time
Place: AT 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 at the area most recently designated by the Fort Bend County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: December 31, 2020
Grantor(s): Laurie Dawson Dixon and George Dixon Jr., wife and husband
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Original Principal: \$299,475.00
Recording Information: Deed Inst.# 2021001620
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$299,475.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Fort Bend
Property Description: (See Attached Exhibit "A")
Property Address: 8707 Jamison Drive, Rosenberg, TX 77469
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

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SUBSTITUTE TRUSTEE(S): Coury Jacocks, Jeff Leva, Sandy Dasigenis, Steve Leva

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

DOCUMENT PREPARED BY:

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

Certificate of Posting

I am _____ whose address is _____. I declare
under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Fort Bend
County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners.

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

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EXHIBIT "A"

LOT 1, BLOCK 4, OF BONBROOK PLANTATION SOUTH SECTION SECTION NINE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170026, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/18/2005	Grantor(s)/Mortgagor(s): LORI VAUGHAN, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR VAUGHN MORTGAGE, INC. GOLD KEY FINANCIAL, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: The Bank of New York Mellon, i/k/a, the Bank of New York, as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2005- 3
Recorded in: Volume: N/A Page: N/A Instrument No: 2005009338	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: [REDACTED]	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 27, BLOCK 4, MISSION OAKS SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS PLAT FILE NO. 20040021, OFFICIAL 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, Nicole Durrett, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 3/14/2024

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

Dated: 3/21/2024

STEVE LEVA

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

2024 MAR 21 AM 10:06
FILED
23284 P4

MH File Number: TX-21-79451-POS
Loan Type: Conventional Residential

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/13/1997	Grantor(s)/Mortgagor(s): ALFONZO CRUZ, JR. AND MARICELA B. CRUZ, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: CENTRAL PACIFIC MORTGAGE CO.	Current Beneficiary/Mortgagee: Select Portfolio Servicing, Inc.
Recorded in: Volume: N/A Page: N/A Instrument No: 9730893	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: [REDACTED]	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT FOUR (4), IN BLOCK TWO (2) OF LAKE COLONY SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1088/A AND 1088/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 3/20/2024

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

Dated: 3/21/2024

STEVE LEVA

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

2024 MAR 21 AM 10:06
2024 MAR 21 AM 10:06
2024 MAR 21 AM 10:06
2024 MAR 21 AM 10:06

MH File Number: TX-23-96776-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: July 18, 2003
Grantor(s): Kevin D. McInnis and spouse, Wanda F. Simmons
Original Mortgagee: Washington Mutual Bank, FA
Original Principal: \$68,050.00
Recording Information: 2003100785
Property County: Fort Bend
Property: LOT TWENTY (20), IN BLOCK NINE (9), OF TOWNWEST SECTION ONE REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 1, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
Property Address: 13707 Towne Way Drive
Sugar Land, TX 77478

FILED
23284 PHT
2024 MAR 21 AM 10:06

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: MCLP Asset Company, Inc.
Mortgage Servicer: Selene Finance LP
Mortgage Servicer Address: 3501 Olympus Boulevard
5th Floor, Suite 500
Dallas, TX 75019

SALE INFORMATION:

Date of Sale: [REDACTED]
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, Gabrielle Davis, Paige Jones, or Jonathan Smith, any to act
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

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

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



Michael J. Burns / Jonathan Smith

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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

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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: August 1, 2005
Grantor(s): Moses Jones, a single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corporation
Original Principal: \$26,875.00
Recording Information: 2005094364
Property County: Fort Bend
Property: Lot Thirteen (13), in Block Three (3), of Grand Mission, Section Seven (7), an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20040184 of the Map/Plat records for Fort Bend County, Texas.
Property Address: 19002 Field Cottage Lane
Richmond, TX 77469

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust I
Mortgage Servicer: Statebridge Company, LLC
Mortgage Servicer Address: 6061 S Willow Drive
Suite 300
Greenwood Village, CO 80111

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23284 Pk
2024 MAR 21 AM 10:06

SALE INFORMATION:

Date of Sale: [REDACTED]
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, Nicole Durrett, Amar Sood or Patricia Poston, Padgett Law Group, Paige Jones, Gabrielle Davis, 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

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

24-186914

Notice of Substitute Trustee's Sale

FILED 43
23284 PH
2024 MAR 21 AM 10:07

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

Deed of Trust Date: August 11, 2020	Original Mortgagor/Grantor: SAMUEL GRIFFIN II AND ERICA E. GRIFFIN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FLAGSTAR BANK, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2020105654	Property County: FORT BEND
Mortgage Servicer: FLAGSTAR BANK, N.A.	Mortgage Servicer's Address: 5151 Corporate Drive Troy, Michigan 48098-2639

* 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 \$508,250.00, executed by SAMUEL GRIFFIN II and payable to the order of Lender.

Property Address/Mailing Address: 10407 SHANLEY TRACE LN, RICHMOND, TX 77407

Legal Description of Property to be Sold: LOT 15, BLOCK 1, ALIANA, SEC. 10, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT NO. 20070273, PLAT RECORDS, FORT BEND COUNTY, TEXAS..

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, FLAGSTAR BANK, N.A., 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, Amar Sood or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850,



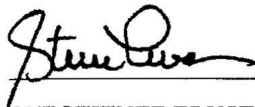
Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *FLAGSTAR BANK, N.A.* 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, Amar Sood or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

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



SUBSTITUTE TRUSTEE

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

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

NOTICE OF TRUSTEE'S SALE

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DEED OF TRUST INFORMATION:

Grantor(s)	LeRoy N. Franklin, Jr. and Erika W. Franklin	Deed of Trust Date	03/21/2019
Original Mortgagee	First Community Bank, N.A.	Original Principal	\$75,000.00
Recording Information	Instrument #: 2011090126 in Fort Bend County, Texas	Original Trustee	Douglas J. Harker
Property Address	5827 Sagamore Bay Ln., Richmond, TX 77469	Property County	Fort Bend

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Guardian Mortgage, a division of Sunflower Bank, N.A., as successor by merger with Pioneer Bank, SSB, as successor by merger with First Community Bank, N.A.	Mortgage Servicer	Guardian Mortgage, a division of Sunflower Bank, N.A.
Current Beneficiary	Guardian Mortgage, a division of Sunflower Bank, N.A., as successor by merger with Pioneer Bank, SSB, as successor by merger with First Community Bank, N.A.	Mortgage Servicer Address	2701 N. Dallas Parkway, Suite 180, Plano, TX 75093

SALE INFORMATION:

Date of Sale	03/27/2019
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, Amar Sood, Nicole Durrett, 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 27, BLOCK 1, BRIDLEWOOD ESTATES, SECTION 3, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER CLERK'S SLIDE NOS 1660/A & B, 1661/A & B AND 1662/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if

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NOTICE OF TRUSTEE'S SALE

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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

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

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

Dated March 20, 2024.

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

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

NOTICE OF TRUSTEE'S SALE

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DEED OF TRUST INFORMATION:

Grantor(s)	Curtis Graham Farris and Ellyn Farris	Deed of Trust Date	Jan 2012 MAR 2017 AM 10:08
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for Liberty Home Equity Solutions, Inc., its successors and assigns	Original Principal	\$780,000.00
Recording Information	Instrument #: 2017011515 in Fort Bend County, Texas	Original Trustee	Fielder F. Nelms
Property Address	822 Piedmont St., Sugarland, TX 77478	Property County	Fort Bend

MORTGAGE SERVICER INFORMATION:

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

SALE INFORMATION:

Date of Sale	[REDACTED]
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, Amar Sood, Nicole Durrett, 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:
RV-1612-TX-3161682

LOT SIXTY-NINE (69), IN BLOCK ONE (1) OF REPLAT OF VENETIAN ESTATES SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 402, PAGE 454 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

8500020010690907

BEING PROPERTY CONVEYED BY GENERAL WARRANTY DEED FROM CURTIS GRAHAM FARRIS, A MARRIED MAN TO ELLYN FARRIS, RECORDED MAY 3, 2012, IN (BOOK) INSTRUMENT NO. 2012046851 AND, 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.

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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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

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

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

Dated March 20, 2024.

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

Return to: TAHERZADEH, PLLC

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NOTICE OF TRUSTEE'S SALE

15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

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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 TEN (10), IN BLOCK TWO (2), OF THE PROMENADE AT STAFFORD RUN SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1502/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 11/17/2006 and recorded in Document 2006148503 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: [REDACTED]

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 RAUL GONZALEZ AND GRACIELA JORGE, provides that it secures the payment of the indebtedness in the original principal amount of \$121,118.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Select Portfolio Servicing, Inc. 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 Select Portfolio Servicing, Inc. 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.


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.mwznlaw.com/tx-investors

Certificate of Posting

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

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Notice of [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: [REDACTED]

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: 16322 VIRGINIA GRACE DR, SUGAR LAND, TX 77478-7547

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 09/10/2004 and recorded 10/01/2004 in Document 2004121129, real property records of Fort Bend County, Texas, with **JACQUELINE WILLIAMS AND HUSBAND, LAWRENCE RAY WILLIAMS** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2004-OPT, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-OPT** 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 **JACQUELINE WILLIAMS AND HUSBAND, LAWRENCE RAY WILLIAMS**, securing the payment of the indebtedness in the original principal amount of **\$102,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2004-OPT, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-OPT** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

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

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

Lot 38, in Block 1, Eaglewood, Section 8, A subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Slide No(s). 2350A and 2350B 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

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: March 13, 2024


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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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.

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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: [REDACTED]

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: 25915 PALMDALE ESTATE DR, RICHMOND, TX 77406-3879

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/25/2006 and recorded 06/02/2006 in Document 2006064714, real property records of Fort Bend County, Texas, with **Noel Keeley, an Unmarried Person** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** 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 **Noel Keeley, an Unmarried Person**, securing the payment of the indebtedness in the original principal amount of **\$151,920.00**, 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 SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC3** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

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

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

LOT FIFTY-FOUR (54) BLOCK ONE (1) OF CANYON LAKES AT WESTHEIMER LAKES, SEC. 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 20040159 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**

68

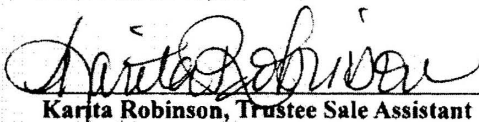
TS No.: 2024-00411-TX
19-000897-673

Notice of [Substitute] Trustee Sale

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

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

Date: March 13, 2024



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

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

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

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

FILED
23284 Rlt
2024 MAR 21 AM 10:11
69

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: [REDACTED]

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: 4607 EAST THUNDERWOOD CIRCLE, FRESNO, TX 77545

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 11/29/2005 and recorded 12/02/2005 in Document 2005146132, real property records of Fort Bend County, Texas, with **RANDY OUBRE, A MARRIED PERSON JOINED HEREIN BY SHAWONNA OUBRE** grantor(s) and CREVECOR MORTGAGE, INC. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **RANDY OUBRE, A MARRIED PERSON JOINED HEREIN BY SHAWONNA OUBRE**, securing the payment of the indebtedness in the original principal amount of \$140,500.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A.** as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00429-TX
24-000231-673

Notice of [Substitute] Trustee Sale

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

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

LOT FOURTEEN (14), IN BLOCK TWO (2), OF TEAL RUN, SECTION TWO, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 742/A, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

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TS No.: 2024-00429-TX
24-000231-673

Notice of [Substitute] Trustee Sale

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

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

Date: March 20, 2024



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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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
232 84 Pkt
2024 MAR 21 AM 10:13

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: [REDACTED]

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: 2002 EASTFIELD CIRCLE, 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 11/11/2005 and recorded 11/18/2005 in Document 2005141183, real property records of Fort Bend County, Texas, with **RACHEL SAMPSON, A MARRIED WOMAN & FREDERICK SAMPSON, SIGNING PRO FORMA TO PERFECT LIEN ONLY** grantor(s) and MILA, INC., D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, INC. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **RACHEL SAMPSON, A MARRIED WOMAN & FREDERICK SAMPSON, SIGNING PRO FORMA TO PERFECT LIEN ONLY**, securing the payment of the indebtedness in the original principal amount of **\$82,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE GSAMP TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00437-TX
24-000215-673

Notice of [Substitute] Trustee Sale

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

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

LOT TWENTY (20), IN BLOCK TWENTY-SEVEN (27), OF QUAIL VALLEY EAST, 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 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

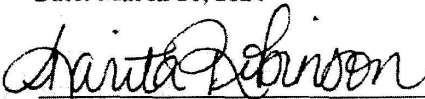
70

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: March 20, 2024



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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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

2024 MAR 21 PM 1:19

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273401

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-08841-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: [REDACTED]
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 29, Block 1, Final Plat Williams Ranch 2, an addition in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 20150294 of the Plat Records of Fort Bend County, Texas.

Commonly known as: 1602 MORNINGTON STATION DR. RICHMOND, TX 77469

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 1/24/2017 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 1/25/2017 under County Clerk's File No 2017009080, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s): John Ricasio, an unmarried man and Diana Guerra, an unmarried woman
Original Trustee: Ruth W Garner
Substitute Trustee: Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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 Stearns Lending, LLC, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2024-08841-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$296,676.00, executed by John Ricasio, an unmarried man and Diana Guerra, an unmarried woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Stearns Lending, 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. #: 2024-08841-TX

Dated: 3-21-24

Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, 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

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NOTICE OF FORECLOSURE SALE

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.

March 25, 2024

Deed of Trust: Deed of Trust and Security Agreement (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: August 6, 2021

Trustee:

Jeffery W. Laird et al
Address: 1512 Heights Blvd Houston, TX, 77008

FILED

2024 MAR 28 AM 11:39

Substitute Trustee:

Michael S. Holmes
Address: 9708 Hillcroft St, Houston, TX, 77096

Quinn Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Rec: 25514
AM

Grantor: Transport Associates, Inc.

Mortgagee: Investor Lending, LLC (hereafter "Lender")

Recording Information: Clerk file no. 2021132061 of the real property records of Fort Bend County, Texas.

Property Address: 13.7265 acres of land at the northwest corner of Broadway St. and Shadow Ridge, Pearland, Texas

Legal Description:

Being a tract or parcel of land containing 13.7265 acres of land or 597,927 square feet, located in H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, Fort Bend County, Texas, Said 13.7265 acre tract of record in the name of Margaret Ann Thompson in the Fort Bend County Clerk's File (F.B.C.C.F.) Number 2017038948; Said 13.7265 acre tract being more particularly described as follows (bearings based on Shadow Ridge Section 1, a subdivision duly of record in Plat Number 2014098920, in the Plat Records of Fort Bend County (F.B.C.P.R.), Texas):

BEGINNING at a 5/8 inch iron rod found for the southwest corner of the herein described tract and the southeast corner of Restricted Reserve ""D", Block 1 in Shadow Creek Ranch SF-57, a subdivision duly of record in Plat No. 20060296, F.B.C.P.R., and being on the north Right-of-Way (R.O.W.) line of Broadway Street (120 feet wide);

THENCE, coincident the west line of the herein described tract and the east line of aforesaid Block 1, North 03 Degrees 00 Minutes 38 Seconds West, a distance of 791.62 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract and the northeast corner of Lot 35 in aforesaid subdivision, being on the south line of Lot 23 in said subdivision;

THENCE, coincident the north line of the herein described tract the following four (4) courses:

1. North 86 Degrees 44 Minutes 14 Seconds East, at a distance of 359.17 feet pass a 5/8 inch iron rod found for the southeast corner of Lot 18 in aforesaid subdivision and the southwest corner of Restricted Reserve "A" in said subdivision, continue for an overall distance of 439.17 feet to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of said Reserve "A" and the southwest corner of Lot 30 in Shadow Creek Ranch SF-58, a subdivision duly of record in Plat Number, 20060297, F.B.C.P.R. and the northwest corner of Reserve "B" in Shadow Ridge Section 1, a subdivision duly of record in Plat Number 2014098920, F.B.C.P.R.;

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2. Coincident the west line of aforesaid Reserve "B", South 03 Degrees 08 Minutes 47 Seconds East, a distance of 284.00 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of said Reserve "B", from which a 5/8 inch iron rod found bears North 09 Degrees 11 Minutes 26 Seconds West, a distance of 1.33 feet;

3. North 86 Degrees 44 Minutes 14 Seconds East, a distance of 556.00 feet to a 5/8 inch iron rod with "Gruller" cap set;

4. South 61 Degrees 30 Minutes 21 Seconds East, a distance of 25.40 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract and the southeast corner of aforesaid Reserve "B", being the northwest corner of Restricted Reserve "A" in said subdivision and the beginning of a curve to the left;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid Reserve "A" the following four (4) courses:

1. Coincident aforesaid curve to the left, an arc length of 81.01 feet, having a radius of 385.00 feet, a central angle of 12 Degrees 03 Minutes 24 Seconds and a chord bearing of South 22 Degrees 27 Minutes 57 Seconds West, a distance of 80.87 feet to a 5/8 inch iron rod with "Gruller" cap set;

2. South 16 Degrees 26 Minutes 15 Seconds West, a distance of 153.42 feet to a 5/8 inch iron rod with "Gruller" cap set for the beginning of a curve to the left;

3. Coincident aforesaid curve to the left, an arc length of 138.72 feet, having a radius of 510.00 feet, a central angle of 15 Degrees 35 Minutes 05 Seconds and a chord bearing of South 08 Degrees 38 Minutes 43 Seconds West, a distance of 138.30 feet to a 5/8 inch iron rod with "Gruller" cap set for the beginning of a compound curve;

4. Coincident aforesaid curve to the left, an arc length of 66.70 feet, having a radius of 1,055.00 feet, a central angle of 03 Degrees 37 Minutes 21 Seconds and a chord bearing of South 00 Degrees 57 Minutes 30 Seconds East, a distance of 66.69 feet to a 5/8 inch iron rod with "Gruller" cap set for the most easterly southeast corner of the herein described tract, being on the west line of said Reserve "A";

THENCE, coincident the southeast line of the herein described tract, South 41 Degrees 45 Minutes 08 Seconds West, a distance of 106.09 feet to a 5/8 inch iron rod with "Gruller"

cap set for the most southerly southeast corner of the herein described tract and the southwest corner of aforesaid Reserve "A", being on the north R.O.W. line of aforesaid Broadway Street;

THENCE, coincident the south line of the herein described tract and the north R.O.W. line of aforesaid Broadway Street, South 86 Degrees 44 Minutes 14 Seconds West, a distance of 826.60 feet to the POINT OF BEGINNING and containing 13.7265 acres of land.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: August 6, 2021

Original Principal Amount: \$2,925,000.00

Maker: Transport Associates, Inc.

Lender: Investor Lending, LLC

Modifications and Renewals: Eight (8) Modification Agreements recorded in Fort Bend County, Texas

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Guaranty: On August 6, 2021, Silverio Covarrubias executed Guaranty Agreement guaranteeing the Note in favor of the Lender.

Sale Location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, TX 77471 or as designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code.

Sale Date: [REDACTED]

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Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 1:00 p.m., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

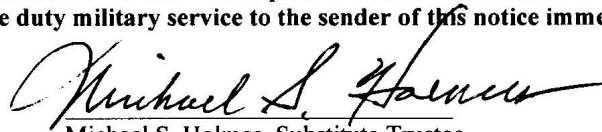
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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.


Michael S. Holmes, Substitute Trustee

FILED 73
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2024 MAR 28 AM 9:58

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Juan...
COUNTY...

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 12, 2021 and recorded under Clerk's File No. 2021135026, in the real property records of FORT BEND County Texas, with Troy Herring, A Single Man, and Ryah Michalec, A Single Woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Troy Herring, A Single Man, and Ryah Michalec, A Single Woman securing payment of the indebtedness in the original principal amount of \$361,000.00 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 Troy Herring. Matrix Financial Services Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. RoundPoint Mortgage Servicing LLC is acting as the Mortgage Servicer for the Mortgagee. RoundPoint Mortgage Servicing LLC, is representing the Mortgagee, whose address is: 446 Wrenplace Road, Fort Mill, SC 29715.

Legal Description:

LOT 48, BLOCK 2, OF CREEK TRACE AT CROSS CREEK RANCH, SECTION 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200069, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale [REDACTED]

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

Executed on March 26, 2024.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00740

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74

2024 MAR 28 AM 9:58

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Juan...

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 19, 2008 and recorded under Clerk's File No. 2008033909, in the real property records of FORT BEND County Texas, with Andrea M. Chavez-Pinto, an unmarried person as Grantor(s) and Boehck Mortgage Company as Original Mortgagee.

Deed of Trust executed by Andrea M. Chavez-Pinto, an unmarried person securing payment of the indebtedness in the original principal amount of \$132,000.00 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 Andrea M. Chavez-Pinto. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

LOT THIRTY-THREE (33), IN BLOCK FOUR (4), OF PROVIDENCE SECTION FOUR, A SUBDIVISION IN FORT BEND, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 837/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: [REDACTED] **Earliest Time Sale Will Begin: 1:00 PM**

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

TERMS OF SALE

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

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



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

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

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

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

Executed on March 26, 2024.

/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. 44-24-00452

FILED 75
25478 Pkt

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTED TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 31, 2005 and recorded under Clerk's File No. 2005063682, in the real property records of FORT BEND County Texas, with Joy O Chibuzo and Smart A Chibuzo, wife and husband as Grantor(s) and Citimortgage, Inc. as Original Mortgagee.

Deed of Trust executed by Joy O Chibuzo and Smart A Chibuzo, wife and husband securing payment of the indebtedness in the original principal amount of \$148,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Joy O. Chibuzo. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

Legal Description:

LOT FIFTY-ONE (51), IN BLOCK FOUR (4) OF TEAL RUN, SECTION TWO (2), PHASE TWO (2), ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1193/A, PLAT RECORDS OF FORT BEND COUNTY, TEXAS

SALE INFORMATION

Date of Sale [REDACTED]

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

Executed on March 22, 2024.

/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. 44-23-2062

24-00950
5619 OLD STONE CT, SUGAR LAND, TX 77479

76
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**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Jay...
FORT BEND COUNTY

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

LOT SIX (6), IN BLOCK THREE (3), OF EDGEWOOD AT RIVERSTONE SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20110140 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated February 11, 2022 and recorded on February 17, 2022 at Instrument Number 2022022934 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: [REDACTED] 4, 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 LAVANYA GOTTIPATI AND CHETAN GOTTIPATI secures the repayment of a Note dated February 11, 2022 in the amount of \$289,000.00. MARLIN MORTGAGE CAPITAL, 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 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.



Nicki Company

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



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).

8002 Montesa Court, Sugar Land, TX 77478

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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: [REDACTED]

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/23/2004 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2005001299, with Geraldine Morgan (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, an Arizona Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Geraldine Morgan, securing the payment of the indebtedness in the original amount of \$133,841.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 68 IN BLOCK 5, OF MISSION BEND, SAN MIGUEL, SECTION 1 AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 32, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEAXAS.



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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:

Bank of America, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715

Sandy Dasigenis

SUBSTITUTE TRUSTEE

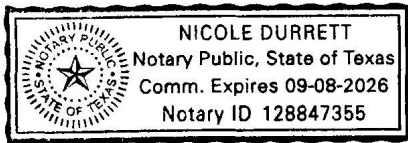
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Kirk Schwartz, Candace Sissac
c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

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 28th day of March, 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: _____

8302 Blue Quail Drive, Missouri City, TX 77489

78
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2024 MAR 28 AM 10:00

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: [REDACTED]

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 June 20, 2006 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2006073924 with Tameisha M. Beal (grantor(s)) and Centex Home Equity Company, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Tameisha M. Beal, securing the payment of the indebtedness in the original amount of \$76,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 5, IN BLOCK 5, OF QUAIL RUN, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 10 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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

U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6
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 whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067, 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.

March 26, 2024

3/28/24

Executed on

Executed on

/s/ Candace Sissac



James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

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: _____

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FILED
25478 Rlt
2024 MAR 28 AM 10:01
00000009872581

7707 SUMMERDALE DR
ROSENBERG, TX 77469-4632

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Jessie K. ...
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: [REDACTED]

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 24, 2017 and recorded in Document INSTRUMENT NO. 2017119992 real property records of FORT BEND County, Texas, with MILTON A GARCIA AND ERICKA GARCIA HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MILTON A GARCIA AND ERICKA GARCIA HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$100,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

7707 SUMMERDALE DR
ROSENBERG, TX 77469-4632

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FORT BEND



LOT THIRTY-TWO (32), IN BLOCK ONE (1), OF FINAL PLAT OF SUMMER LAKES, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20040173, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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DATE, TIME, PLACE OF SALE:

Date: Tuesday, the [REDACTED]
Time: 1:00 p.m. or not later than three hours after that time
Place: THE FORT BEND COUNTY FAIRGROUNDS-BUILDING
HIGHWAY 36 SOUTH, ROSENBERG, TX 77471

FILED
25478124
MAR 28 AM 10:01

TERMS OF SALE: CASH

Jessie...
FORT BEND COUNTY

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 13, 2022
Grantor(s): The Law Office of Anthony S. Muharib, PLLC
Original Mortgagee: Velocity Commercial Capital, LLC
Original Principal: \$920,500.00
Recording Information: Deed Inst.# 2022123061
Current Mortgagee/Beneficiary: Velocity Commercial Capital, LLC
Secures: Term Note (the "Note") in the original principal amount of \$920,500.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Fort Bend
Property Description: (See Attached Exhibit "A")
Property Address: 8243 Thompson Lake Drive, Missouri City, TX 77459-7529
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

Master Mortgage Servicer: Velocity Commercial Capital, LLC
Mortgage Servicer Address: 30699 Russell Ranch Road, Suite 295, Westlake Village, CA 91362

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SUBSTITUTE TRUSTEE(S): Lisa A. Frank, Jennifer Murphy, McCalla Raymer Leibert Pierce, LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, or Patricia Poston, or any. **THE INSTRUMENT WHICH APPOINTED THESE SUBSTITUTE TRUSTEES TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING SUCH APPOINTMENT IS THE ATTORNEY OR AUTHORIZED AGENT OF MORTGAGEE OR MORTGAGE SERVICER AND SUCH APPOINTMENT OF SUBSTITUTE TRUSTEE WAS RECORDED AUGUST 31, 2023, DOCUMENT NO. 2023084335, FORT BEND COUNTY RECORDS.**

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

DOCUMENT PREPARED BY:

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

Certificate of Posting

I am _____ whose address is _____. I declare under penalty perjury that I filed and/or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners.

Return to: Jennifer.Murphy@mccalla.com or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

EXHIBIT "A"

yo

Lot 7, in Block 1, of SIENNA POINT, SECTION 1, a Subdivision in Fort Bend County, Texas, According to the Map or Plat thereof, recorded under Slide No(s) 1528/B, 1529/A, 1529/B, 1530/A & 1530/B, of the Plat Records of Fort Bend County Texas.

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/24/2023	Grantor(s)/Mortgagor(s): SAYED A HASHEMI AND FATEMA HASHEMI, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOUSTON HOME LOAN, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: United Wholesale Mortgage, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2023036913	Property County: FORT BEND
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd , Ewing, NJ 08618
Date of Sale: [REDACTED]	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT EIGHTEEN (18), IN BLOCK TWO (2), OF REPLAT OF VILLAGES OF TOWN CENTER, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2516/B AND 2517/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, 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: 3/25/2024

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

Dated: 3/28/24

SANDY DASIGENIS

Printed Name:

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

FILED
25478244
2024 MAR 28 AM 10:02
FORT BEND COUNTY CLERK

MH File Number: TX-24-101889-POS
Loan Type: Conventional Residential

FILED

2547826 82

2024 MAR 28 AM 10:02

24-179788

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)

Table with 2 columns and 4 rows containing deed of trust details, original and current beneficiaries, recording information, and mortgage servicer details.

* 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 \$248,407.00, executed by KYNDALL GRIFFIN and payable to the order of Lender.

Property Address/Mailing Address: 7235 MELROSE LN, ROSHARON, TX 77583

Legal Description of Property to be Sold: LOT 1, BLOCK 4, GLENDALE LAKES SECTION 8, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210097 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS..

Table with 2 columns: Date of Sale and Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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



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

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

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

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



SUBSTITUTE TRUSTEE

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

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

FILED

83

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

2024 MAR 28 AM 10:04

25478 RH

Jean...
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: [REDACTED]

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

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

Property Address: 7302 Maple Run Drive, Sugar Land, TX 77479

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/03/2006 and recorded 01/12/2006 in Document 2006005495, real property records of Fort Bend County, Texas, with **Abdul R. Usmani, a married man & Karen Usmani, signing pro forma to perfect lien only and Abdul Q Usmani, a married man & Sheeba Usmani, signing pro forma to perfect lien only grantor(s)** and MILA, INC DBA MORTGAGE INVESTMENT LENDING ASSOCIATES, INC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Abdul R. Usmani, a married man & Karen Usmani, signing pro forma to perfect lien only and Abdul Q Usmani, a married man & Sheeba Usmani, signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of **\$143,999.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE GSAMP TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2** is the current mortgagee of the note and deed of trust or contract lien.

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

Notice of [Substitute] Trustee Sale

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

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

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

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

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

Notice of [Substitute] Trustee Sale

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

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

Date: March 27, 2024



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

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

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.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.

FILED
25478 Rth
2024 MAR 28 AM 10:05

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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: [REDACTED]

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: 16943 HAMPTON GLEN COURT, HOUSTON, TX 77083-1621

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 02/13/2006 and recorded 02/23/2006 in Document 2006021192, real property records of Fort Bend County, Texas, with **OYESOLA BABALOLA AND SPOUSE, YUSRAT BABALOLA** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **HSBC Bank USA, National Association**, as Trustee for **ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP1** 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 **OYESOLA BABALOLA AND SPOUSE, YUSRAT BABALOLA**, securing the payment of the indebtedness in the original principal amount of **\$130,680.00**, 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 2006-OP1** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2023-00728-TX
23-000370-673

Notice of [Substitute] Trustee Sale

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

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

LOT 6, IN BLOCK 2, OF GREAT OAKS, SEC. 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2507/A AND 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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TS No.: 2023-00728-TX
23-000370-673

Notice of [Substitute] Trustee Sale

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

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

Date: March 27, 2024



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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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
25478RH
2024 MAR 28 AM 10:05

Notice of [Substitute] Trustee Sale

James P. ...
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

1. Date, Time and Place of Sale.

Date: [REDACTED]

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

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

Property Address: 211 KIRKWOOD COURT, SUGAR LAND, TX 77478

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/12/2002 and recorded 07/19/2002 in Document 2002076802, real property records of Fort Bend County, Texas, with **Linda Hawk, an unmarried woman** grantor(s) and BNC MORTGAGE, INC., A DELAWARE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Linda Hawk, an unmarried woman**, securing the payment of the indebtedness in the original principal amount of \$400,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon, f/k/a, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC7** is the current mortgagee of the note and deed of trust or contract lien.

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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 3, BLOCK 2, OF SUGAR CREEK, SECTION TWENTY, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 37, 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**

85

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

Notice of [Substitute] Trustee Sale

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

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

Date: March 27, 2024



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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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
25478 RA
2024 MAR 28 AM 10:06

80

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: [REDACTED]

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: 16614 QUAIL PARK DRIVE, MISSOURI CITY, TX 77489

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/07/1999 and recorded 02/01/1999 in Document 1999007926, real property records of Fort Bend County, Texas, with **PATRICIA ANN FORD, A SINGLE PERSON** grantor(s) and **BYL BANK GROUP** as Lender, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 1999-2, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 1999-2** 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 **PATRICIA ANN FORD, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$49,875.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, NATIONAL ASSOCIATION, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 1999-2, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 1999-2** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00431-TX
24-000232-673

Notice of [Substitute] Trustee Sale

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

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

LOT THREE (3), IN BLOCK NINE (9), OF CORRECTED PLAT OF QUAIL RUN, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 14, 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

84

TS No.: 2024-00431-TX
24-000232-673

Notice of [Substitute] Trustee Sale

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

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

Date: March 21, 2024



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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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.

47
FILED
25478 PH
2024 MAR 28 AM 10:06

Notice of [Substitute] Trustee Sale *Jensen*

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: [REDACTED] 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: 1631 DUSTY RIDGE, 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 02/15/2005 and recorded 02/18/2005 in Document 2005019866, real property records of Fort Bend County, Texas, with **ALBERT B. JIMISON AND ELIZABETH A. JIMISON, HUSBAND AND WIFE** grantor(s) and **BEAZER MORTGAGE CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **ALBERT B. JIMISON AND ELIZABETH A. JIMISON, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$153,850.00**, 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 AMERICAN HOME MORTGAGE INVESTMENT TRUST 2005-2** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00478-TX
21-000110-673

Notice of [Substitute] Trustee Sale

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

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

LOT SIXTEEN (16), IN BLOCK FOUR (4), OF CRESCENT OAK VILLAGE AT LAKE OLYMPIA SECTION SEVEN (7), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2334/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**

47

TS No.: 2024-00478-TX
21-000110-673

Notice of [Substitute] Trustee Sale

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

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

Date: March 26, 2024



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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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.

88
22694
DP
FILED

2024 APR -2 AM 8:49

Notice of Substitute Trustee Sale

T.S. #: 24-10735

Jessica 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.

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

Date: [REDACTED]
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Fort Bend County Courthouse in RICHMOND, Texas, at the following location:
Fort Bend County Travis Building, 301 Jackson Street, Richmond, TX 77469
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 Sixty-Seven (67), Block Thirty-Two (32), of Mission Bend, Section Five, a subdivision in Harris and Fort Bend Counties, Texas, according to the map or plat thereof, recorded in Volume 20, Page 7 of the Map or Plat Records of Fort Bend County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/25/2021 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2021086586, recorded on 5/25/2021, of the Real Property Records of Fort Bend County, Texas and Deed of Trust is dated 5/25/2021 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2021-291318, recorded on 5/26/2021, of the Real Property Records of Harris County, Texas

Property Address: 7315 EL CRESTA DR HOUSTON TEXAS 77083

Trustor(s): **GWENDOLYN BIBBINS AND LARRY BIBBINS JR.** Original Beneficiary: **Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns**

Current Beneficiary: **MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL** Loan Servicer: **Servbank**

Current Substituted Trustees: **Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Rick Snoko, Prestige Default Services, LLC**

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

JB

T.S. #: 24-10735

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 GWENDOLYN BIBBINS AND LARRY BIBBINS JR, WIFE AND HUSBAND. 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 but not limited to (1) the promissory note in the original principal amount of \$249,878.00, executed by GWENDOLYN BIBBINS AND LARRY BIBBINS JR, WIFE AND HUSBAND, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of GWENDOLYN BIBBINS AND LARRY BIBBINS JR, WIFE AND HUSBAND to GWENDOLYN BIBBINS. MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL 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:

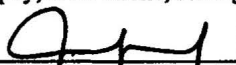
**MORTGAGE SOLUTIONS OF COLORADO, LLC,
D.B.A MORTGAGE SOLUTIONS FINANCIAL
c/o Servbank
3138 E Elwood St
Phoenix, AZ 85034
(800) 272-3286**

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T.S. #: 24-10735

Dated: 4-1-24

Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 03/26/2021
Grantor(s): ASHLEY NICOLE BLACKWELL, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$226,619.00
Recording Information: Instrument 2021050216
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 8103 PRECIOUS PASSING WAY, ROSHARON, TX 77583

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 7th day of May, 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 *PROV Receipt 21558*

2024 APR -4 AM 10:14

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

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

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

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

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

Certificate of Posting

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

By: _____

Exhibit "A"

LOT 25, BLOCK 05, OF SOUTHERN COLONY EXPANSION PHASE 1 SECTION 1B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20200168, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED

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Rec'd
21558

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 APR -4 AM 10:17

WHEREAS, by that one certain Deed of Trust dated January 19, 2022, recorded under Document No. 2022010576 in the Official Public Records of Fort Bend County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Warren Malcom Depriest Sanders and Yesica Sanders (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 January 19, 2022, in the original principal sum of \$389,085.00 executed by Warren Malcom D. Sanders and made payable to the order of InterLinc Mortgage Services, LLC (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, TDECU acquired the Note and Deed of Trust by Assignment dated March 21, 2022, recorded under Document No. 2022045780 in the Official Public Records of Fort Bend County, Texas; 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 Warren Malcom D. Sanders 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, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, 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

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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 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 area in front of the east door of the Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, Fort Bend County, Texas 77471 or as designated by the County Commissioners Court, at 1:00 pm (at the earliest), or within three (3) hours thereafter, on May 7, 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.

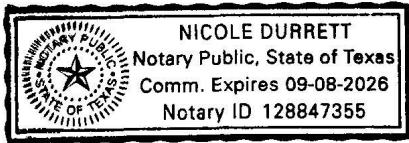
Executed in multiple originals on this 4th day of April, 2024.

Sandy Dasigenis

James L. Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, 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 4th day of April, 2024, by James L. Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Substitute Trustee, on behalf of said Trust.



Nicole Durrett

Notary Public, State of Texas

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PROPERTY DESCRIPTION

Lot 29, Block 3, of Candela Sec 3, a Subdivision in Fort Bend County, Texas, according to Plat thereof recorded under Instrument No. 20200199, Plat Records, Fort Bend County, Texas.

EXHIBIT "A"

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NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT FOUR (4), IN BLOCK THREE (3), OF RIVERPARK WEST, SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2335/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS
- Security Instrument: Deed of Trust dated October 6, 2020 and recorded on October 7, 2020 as Instrument Number 2020139140 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information: May 07, 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 ZUMEKA ARIF secures the repayment of a Note dated October 6, 2020 in the amount of \$309,700.00. 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

BBB
Receipt
2-1558

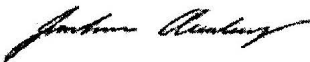
2024 APR -4 AM 10: 19

Anna Beland
COUNTY CLERK
FORT BEND COUNTY TEXAS

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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 ^{am} 21558

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 APR -4 AM 10: 21

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of May, 2024 ✓
Time: 1pm or not later than three hours after that time
Place: AT The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 in Fort Bend County, Texas, or at the area most recently designated by the Fort Bend County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: June 5, 2020
Grantor(s): Larry Donnell Grant, married man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns
Original Principal: \$440,175.00
Recording Information: Deed Inst.# 2020065823,
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$440,175.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Fort Bend
Property Description: (See Attached Exhibit "A")
Property Address: 8702 Harriswood Dr, Missouri City, TX 77459
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

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SUBSTITUTE TRUSTEE(S):
Poston

Coury Jacocks, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

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

Certificate of Posting

I am _____ whose address is _____. I declare
under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Fort Bend
County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners.

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

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EXHIBIT "A"

LOT 5, BLOCK 3, SIENNA PLANTATION, SECTION 15A, AN ADDITION TO FORT BEND COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. 20190011, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/2/2004	Grantor(s)/Mortgagor(s): JOSEPH JOHNSON, JR. AND WIFE, DAWN JOHNSON
Original Beneficiary/Mortgagee: LONG BEACH MORTGAGE COMPANY, A CORPORATION	Current Beneficiary/Mortgagee: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1
Recorded in: Volume: N/A Page: N/A Instrument No: 2004112081	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT ONE (1), IN BLOCK ONE (1), OF RUSTLERS CROSSING, REPLAT NO. ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1600/B, 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, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 3/29/2024

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

Dated: 4/4/24

SANDY DASIGENIS

Printed Name:

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

FILED *RDP*
2/15/24

2024 APR -4 AM 10:22

Thuy Frazier
COUNTY CLERK
FORT BEND COUNTY TEXAS

MH File Number: TX-14-23902-FC
Loan Type: Conventional Residential

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/23/2005	Grantor(s)/Mortgagor(s): DICQIE LOONEY AND HUSBAND KENNETH W. LOONEY
Original Beneficiary/Mortgagee: CENTEX HOME EQUITY COMPANY, LLC	Current Beneficiary/Mortgagee: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A. as Indenture Trustee for Newcastle Mortgage Securities Trust 2006-1
Recorded in: Volume: N/A Page: N/A Instrument No: 2005107650	Property County: FORT BEND
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 1:00PM
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.	

Legal Description: LOT ONE HUNDRED TWENTY-FIVE (125), IN BLOCK TWO (2) OF ORCHARD LAKE ESTATES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED ON SLIDE NO(S). 2127/B, 2128/A & B AND 2129/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 3/29/2024

Dated: 4/4/24

SANDY DASIGENIS

Printed Name:

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

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

FILED 800 27558

2024 APR -4 AM 10:23

COUNTY CLERK
FORT BEND COUNTY TEXAS

MH File Number: TX-23-98235-POS
Loan Type: Conventional Residential

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/15/2020	Grantor(s)/Mortgagor(s): RICHARD MCCOMB AND TRUONG-AN MCCOMB, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK FUNDING L.P., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: BOKF, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2020044880	Property County: FORT BEND
Mortgage Servicer: Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 7060 S. Yale Avenue, Suite 200, Tulsa, OK 74136
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT SIX (6), IN BLOCK FIVE (5), OF CANYON LAKES AT WESTHEIMER LAKES, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060227 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, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 4/2/2024

Dated: 4/4/24

SANDY DASIGENIS

Printed Name:

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

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

FILED *1072*
27558

MH File Number: TX-24-100986-POS
Loan Type: Conventional Residential

2024 APR -4 AM 10: 24

COUNTY CLERK
FORT BEND COUNTY TEXAS

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24-195124

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: August 6, 2021	Original Mortgagor/Grantor: HAJARAT LADITI
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: UNITED WHOLESALE MORTGAGE, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021132796	Property County: FORT BEND
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

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

Secures:Note in the original principal amount of \$362,805.00, executed by HAJARAT LADITI and payable to the order of Lender.

Property Address/Mailing Address: 26066 HAGGARD NEST DR, KATY, TX 77494

Legal Description of Property to be Sold: LOT 43, BLOCK 2, KING LAKES SEC. 9, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT NO. 20120247, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Date of Sale: May 07, 2024 ✓	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *UNITED WHOLESALE MORTGAGE, LLC*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran whose address is 1 Mauchly Irvine, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston whose address



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is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

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

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

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

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

FILED
2024 APR -4 AM 10: 25

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

97

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT TWO (2), IN BLOCK TWO (2), OF SEVEN MEADOWS, SECTION SEVEN (7), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S) 2317/B AND 2318/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/07/2006 and recorded in Document 2006147175 real property records of Fort Bend County, Texas. Re-filed in Document 2008050518 real property records of Fort Bend County, Texas.

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

Date: 05/07/2024 ✓

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 JORGE H DE LA GARZA AND MAXIEL DE LA GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$320,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2 ASSET-BACKED CERTIFICATES SERIES 2007-FXD2 is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2 ASSET-BACKED CERTIFICATES SERIES 2007-FXD2 c/o SPECIALIZED LOAN SERVICING LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2 ASSET-BACKED CERTIFICATES SERIES 2007-FXD2 obtained a Order from the Clerk, US District Court, Southern District on 01/25/2024 under Cause No. 4:22-CV-4468. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

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

Certificate of Posting

FILED *BM*
27558

2024 APR -4 AM 10:30

COUNTY CLERK
FORT BEND COUNTY TEXAS

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

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NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT SEVEN (7) IN BLOCK EIGHT (8) OF COLONY BEND, SECTION THREE (3) AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 18 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

COMMONLY KNOWN AS: 2922 FIELD LINE DR, SUGAR LAND, TX 77479-1202

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/31/2014 and recorded in Document 2014084421 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: 05/07/2024 ✓
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 JOE LEON DORSEY, JR. AND BETTY JEAN DORSEY, provides that it secures the payment of the indebtedness in the original principal amount of \$412,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. 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 REVERSE MORTGAGE SOLUTIONS, INC. c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 268th District Court of Fort Bend County on 04/01/2024 under Cause No. 22-DCV-296129. 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

FILED *PHH*
27550

2024 APR -4 AM 10:31

Quinn D. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

Certificate of Posting

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

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NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Date: April 3, 2024

FILED
2024 APR -5 PM 4:00
KANT COUNTY CLERK

Deed of Trust (the "Deed of Trust")

Recorded: August 29, 2022
Grantor: Phuong Kim Nguyen and Richard Phuc Doan
Lender: Phat Van Dang
Trustee: Lan T. Nguyen
Recorded in: The real property records of Fort Bend County, Texas under file no. 2022112356
Secures: Loan in the original principal amount of \$200,000 (the "Indebtedness"), as evidenced by, *inter alia*, a Deed of Trust and Promissory Note dated August 9, 2022 (collectively, the "Loan Documents")
Substitute Trustee: Pennell Law Firm PLLC, 19 Briar Hollow Ln., Suite 110, Houston, Texas 77027
Property: Lot One Hundred Eight (108), in Block Two (2) of CHELSEA HARBOUR SECTION TWO (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 2453/B & 2454/A of the Plat Records of Fort Bend County, Texas, more commonly referred to as 14411 Dunrobin Way, Sugar Land, TX 77498

Foreclosure Sale:

Date: 

Time: The sale of the Property ("Foreclosure Sale") will begin between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. The sale will be completed by no later than 4:00 p.m.

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Place: 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 or other immediately available funds in accordance with Tex. Prop. Code § 21.001 et seq., except that Phat Van Dang'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, Phat Van Dang, 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 Phat Van Dang's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Phat Van Dang'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 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 Phat Van Dang 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 refiled in accordance with the posting and filing requirements of the deed of Trust and the Texas Property Code. The reposting or refiling 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" 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.

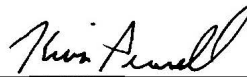
99

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, Phat Van Dang may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

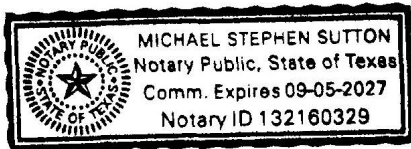
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

PENNELL LAW FIRM, PLLC



By: Kevin Pennell, Managing Member

Acknowledged before me, the undersigned notary, on this 3rd day of April 2024, by Kevin Pennell in his capacity as managing member of Pennell Law Firm, PLLC.



Notary Public, State of Texas

After recording, return to:

Phat Van Dang
20814 Mirror Point Dr.
Cypress, TX 77433

FILED 29574
100

2024 APR 11 AM 10:18

3111 MISSION VALLEY DRIVE
MISSOURI CITY, TX 77459

Chris Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

00000005644703

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: [REDACTED]
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 17, 2003 and recorded in Document CLERK'S FILE NO. 2003056420 real property records of FORT BEND County, Texas, with ALFRED FREE AND ELISE FREE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALFRED FREE AND ELISE FREE, securing the payment of the indebtednesses in the original principal amount of \$65,369.00, 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



100

3111 MISSION VALLEY DRIVE
MISSOURI CITY, TX 77459

0000005644703

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

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3111 MISSION VALLEY DRIVE
MISSOURI CITY, TX 77459

00000005644703

00000005644703

FORT BEND



LOT SEVENTY (70), IN BLOCK EIGHT (8), 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 PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

101

24-196971

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: November 1, 2005	Original Mortgagor/Grantor: JAMES CASSIDY AND BRIDGET CASSIDY
Original Beneficiary / Mortgagee: BENEFICIAL TEXAS INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3
Recorded in: Volume: N/A Page: N/A Instrument No: 2005148718	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing	Mortgage Servicer's Address: 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

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

Secures: Note in the original principal amount of \$102,400.00, executed by JAMES CASSIDY and payable to the order of Lender.

Property Address/Mailing Address: 17118 APRILMONT DR, SUGARLAND, TX 77498

Legal Description of Property to be Sold: LOT THIRTEEN (13), BLOCK THIRTEEN (13), PHEASANT CREEK SECTION 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 22. PAGE(S) 31 AND 32, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

/s/Mary Akapo
Mary Akapo
Attorney for Select Portfolio Servicing, Inc.
State Bar No.:24125990
marakapo@raslg.com
Robertson, Anschutz, Schneid, Crane & Partners,
PLLC / Attorney for Mortgagee
5601 Executive Dr, Suite 400
Irving, TX 75038
Telephone: 817-873-3080
Facsimile: (817)796-6079

FILED

29574
1900

2024 APR 11 AM 10:19

Quinn DeLoach
COUNTY CLERK
FORT BEND COUNTY TEXAS

FILED

29574
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102

TS No.: 2024-00036-TX
18-000778-673

2024 APR 11 AM 10:21

Notice of [Substitute] Trustee Sale

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 any other component of 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:

04/11/2024

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: 1623 Blue Heather Ln, Fresno, TX 77545-9518

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

3. **Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/12/2007 and recorded 02/05/2007 in Document 2007014463, real property records of Fort Bend County, Texas, with **La Nikki C Moten, a single woman and Chalay E Young, a single woman** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3** 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 **La Nikki C Moten, a single woman and Chalay E Young, a single woman**, securing the payment of the indebtedness in the original principal amount of **\$73,520.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00036-TX
18-000778-673

Notice of [Substitute] Trustee Sale

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

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

**LOT 28, BLOCK 2, TEAL RUN, AN ADDITION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 697/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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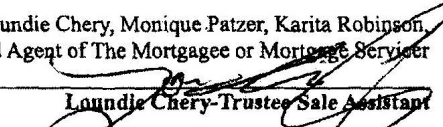
TS No.: 2024-00036-TX
18-000778-673

Notice of [Substitute] Trustee Sale

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

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

Date: April 8, 2024

Kenneth Lavine, Loundie Chery, Monique Patzer, Karita Robinson,
Malysa Torres – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer
By: 
Loundie Chery-Trustee Sale Assistant

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

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

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

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

FILED

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2024 APR 11 AM 10:46

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Jean Michael
COUNTY CLERK

Rec
29586
4.7.

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.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The following capitalized terms, as used in this document, shall have the meanings as set forth below:

Borrower: Deante Williams-Jones and Kaila Jones

Lender: Resource One Credit Union

Note: Multistate Fixed Rate Note dated August 25, 2022, executed Deante Williams-Jones, and delivered to Resource One Credit Union, as payee, in the original principal amount of \$308,750.00 (the "Note");

Deed of Trust: Deed of Trust dated August 25, 2022, executed by and between Deante Williams-Jones and Kaila Jones (together, "Borrower"), granting Resource One Credit Union, a security interest in certain real property located at 3103 Travis Creek Way, Fresno, TX 77545 (the "Property"), to secure repayment of the Note and which is recorded as Document Number 2022111477 of the Official Public Records of Fort Bend County, Texas (the "Deed of Trust").

Property: All of the property described in Exhibit A attached hereto and incorporated fully herein by reference, together with all improvements thereon, all personal property related thereto and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining.

Original Trustee: Mary Beth Spuck

Substitute Trustee: Russell Devenport and/or Sarah Carmichael f/k/a Sarah M. Kline, any of them to act.

Address of Substitute Trustee: 777 Main Street
Suite 2700

Fort Worth, Texas 76102

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Sale Date: [REDACTED] which is the first Tuesday of said month. /

Earliest Time For Sale: 12:00 o'clock noon on the Sale Date with the sale to take place between 10:00 am and 4:00 pm; the earliest time at which the Foreclosure Sale for this property will begin is 12:00 noon and not later than three hours thereafter.

County: Fort Bend County, Texas.

Designated Sale Area: Property sales are held the first Tuesday of each month and generally commence at 10:00 AM at the Fort Bend County Fairgrounds (4310 Highway 36 South, Rosenberg, TX 77471), or the area most recently designated by the Commissioner's Court of Fort Bend County, Texas and recorded in the Real Property Records of Fort Bend County, Texas.

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.

B. Resource One Credit Union ("Resource One" or "Lender") is the legal owner and holder of the indebtedness evidenced by the Note and secured by the Deed of Trust.

C. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

D. By written instrument entitled "Appointment of Substitute Trustee," which was recorded at Clerk's Instrument Number 2023120563 of the Real Property Records of Fort Bend County, Texas, Resource One Credit Union appointed the Substitute Trustee to assume the powers of and to act in the place and stead of Original Trustee under the Deed of Trust, the appointment being in the manner authorized by the Deed of Trust. Resource One Credit Union also requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that the undersigned, as the Substitute Trustee under the Deed of Trust, will sell the property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than four (4) hours after that time.

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NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHSER.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the public sale. Any such further conditions shall be announced before bidding is opened for the sale.

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 Lender, the Borrower, the Lender's attorney or the Substitute Trustee.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the public sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the currently scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. Any such reposting or refiling may be after the Sale Date set forth herein.

Notice is further given, that except to the extent that the Substitute Trustee may bind and obligate Resource One Credit Union to warrant title to the Property under the Deed of Trust, pursuant to § 51.009 of the Texas Property Code, the Property will be sold in an "as is" and "where is" condition. Conveyance of the Property will be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable governmental records to determine the nature and extent of any title issues, liens, encumbrances or property taxes related to the Property and should independently satisfy themselves regarding the nature of the Property and its physical condition prior to the sale.

The name and address of the sender of this Notice of Substitute Trustee's Sale is:

Russell Devenport
777 Main Street
Suite 2700
Fort Worth, Texas 76102

The real property components and the personal property components of the Property will be sold together at the non-judicial foreclosure sale described above, as permitted by Section 9.604 of the Texas Business and Commerce Code, as amended.

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EXECUTED on April 11, 2024.

SUBSTITUTE TRUSTEE

A handwritten signature in black ink, appearing to read "Russell Devenport", written over a horizontal line.

Russell Devenport, Substitute Trustee

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EXHIBIT A

Lot Twenty-Two (22), in Block Four (4), of WINFIELD LAKES, SECTION TWO (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Slide No. 2459/A of the Plat Records of Fort Bend County, Texas.

which currently has the address of

3103 Travis Creek Way
Fresno, TX 77545
["Property Address"]

FILED ³⁰⁴⁸³
_{1002 104}

2024 APR 15 AM 11:16

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

John P. ...
COUNTY CLERK
FORT BEND COUNTY, TEXAS

DEFAULT having been made in the payment of the note described in the **Fort Bend County Clerk's Deed** of Trust executed by **MICHAEL CRUZ** dated September 4, 2019, and duly filed for record on September 13, 2019 in the Office of the County Clerk of Fort Bend County, Texas under **Fort Bend County Clerk's File No. 2019104974** of the Official Real Property Records of Fort Bend County, Texas, conveying to **JAMES MURNANE**, Trustee, the following described real property and improvements thereon in Fort Bend County, Texas, to-wit:

FIELD NOTES OF A 12.000 ACRE TRACT OF LAND OUT AN CALLED 18.025 ACRE TRACT OF LAND AND A CALLED 21.589 ACRE TRACT OF LAND, SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY No. 681/2, ABSTRACT No. 491, CERTIFICATE NUMBER OF THE G.A. WETZ SURVEY, ABSTRACT No. 491, FORT BEND COUNTY, TEXAS, SAID 18.025 ACRE TRACT OF LAND BEING DESCRIBED IN A DISTRIBUTION SPECIALWARRANTY DEED, RECORDED IN COUNTY CLERK'S FILE NUMBER 2003023337, AND THE CALLED 21.589 ACRE TRACT OF LAND BEING DESCRIBED IN A DISTRIBUTION SPECIALWARRANTY DEED, RECORDED IN COUNTY CLERK'S FILE NUMBER 2003023336, SAME BEING THE TRACT OF LAND DESCRIBED IN THE CRUZ FAMILY FORT BEND COUNTY, TEXAS GENERALWARRANTY DEED, RECORDED IN COUNTY CLERK'S FILE NUMBER 2016046356 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING; at a 1/2" iron rod, capped #4652 found in the Northwest line of the 8.212 acre tract of land recorded in County Clerk's Number 2016046355, same being S. 44°48'42"W., a distance of 80.93 feet from the most northerly corner of said 8.212 acre tract, and being the southerly corner of a said 12.000 acre tract of land of the Cruz Family Fort Bend County Texas Partition Survey, for the South corner hereof and the POINT OF BEGINNING;

THENCE, N. 45°00'00"W., in the common Northeast line of the said 12.000 acre tract and the Southwest line hereof, a distance of 476.24 feet to a 1/2" iron rod, capped #4652 found for the West corner hereof, same being North corner of the said 12.000 acre tract of land and the Southeast line of a called 1.0 acre tract of land, recorded in County Clerk's Number 8517508 and the Northwest line of the called 21.589 acre tract of land;

THENCE, N. 45°22'35" E., in the common lines as follows; Northwest line of



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the called 21.589 acre tract and the Southeast of the said called 1.0 acre tract, at 67.7± feet passing a point for the Northeast corner of the called 1.0 acre tract, same being the Southeast corner of a called 1.00 acre tract of land, recorded in County Clerk's Number 2007074734, at 288.9± feet passing a point for the Northeast of the called 1.0 acre tract, same being the Southeast corner of a called 2.0 acre tract of land, recorded in County Clerk's Number 2006134949, at 731.2± feet passing the Northeast corner of the called 2.0 acre tract, same being the Southeast corner of a called 0.944 acre tract of land, recorded in County Clerk's Number 2015115812, at 962.9± feet passing a point for the Northeast corner of the called 0.944 acre tract, same being the Southeast corner of a called 1.3616 acre tract of land, recorded in County Clerk's Number 2008076972, at 1235.80 feet to a 1/2" iron rod, capped #4652 found on the Southwest side of an existing ditch for reference, continuing for a total distance of 1299.79 feet to a point in the Southeast line of the called 0.971 acre tract of land, recorded in County Clerk's Number PB No. 13-CPR-026189, for the North corner hereof and the North corner of the called 21.589 acre tract of land;

THENCE, S. 45°00'00" E., in Northeast line of the called 21.589 acre tract of land, a distance of 398.41 feet to a point for the North corner of a 4.000 acre tract of land, recorded in County Clerk's Number 9362905 and the North corner of the called 22.025 acre tract of land described in Volume 513, Page 662, deed records of Fort Bend County, Texas, same being the East corner of the called 21.589 acre tract of land, for the East corner hereof;

THENCE, S. 45°28'59"W., in the common lines as follows; Northwest of the said 4.000 acre tract and the Southeast line of the called 21.589 acre tract, at 50.31 feet a 1/2" iron rod, capped #4652 found for reference on the Southwest side of an existing ditch, at 443.22 feet passing a found 1/2 inch iron pipe for the West corner of said 4.00 acre tract and the North corner of the 7.00 acre tract of land recorded in County Clerk's Number 201605541, continuing for a total distance of 1218.88 feet to a 1/2" iron rod, capped #4652 found for the Southwest interior corner hereof, same being the West corner of the said 7.000 acre tract of land;

THENCE, S. 45°00'00" E., in the Southwest line of the said 7.000 acre tract of land, a distance of 79.31 feet to a 1/2" iron rod, capped #4652 found, for the most easterly corner hereof, same being the North corner of said 8.212 acre tract of land;

THENCE, S. 44°48'42"W., in the Northwest line of the said 8.212 acre tract of land, a distance of 80.93 feet to THE PLACE OF BEGINNING AND CONTAINING 12.000 ACRES OF LAND; and

WHEREAS, PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE MORTGAGE, a Texas corporation, is the legal owner and holder of the indebtedness described

in and secured by the Deed of Trust; and

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WHEREAS, **PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE MORTGAGE**, a Texas corporation, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said James Murnane, as Trustee and appointed **Jeff Leva or Sandy Dasigenis or Megan L. Randle or Ebbie Murphy or Wayne Daughtrey or Steve Leva or James Murnane**, as Substitute Trustee, each of whom may act without the joinder of any other party; and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said trustee and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Substitute Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

~~██████████~~, 2024

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above-described property to the highest bidder for cash 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,

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refileing may be after the date originally scheduled for this 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 prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will 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.

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Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described 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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BUDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

**Pinnacle Realty Advisors, Inc.
2825 Wilcrest, Suite 570
Houston, Texas 77042**

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



JEFF LEVA or
SANDY DASIGENIS or
MEGAN L. RANDLE or
EBBIE MURPHY or
WAYNE DAUGHTREY or
STEVE LEVA or
JAMES MURNANE
Substitute Trustee(s)

Pinnacle Realty Advisors, Inc.
2825 Wilcrest Drive, Suite 570
Houston, Texas 77042

Attorney for
Pinnacle Realty Advisors, Inc.

Robert A. Schlanger, P.C.
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

FILED 35483

2024 APR 15 AM 11:17

BMP 105

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Quinn K. [Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

DEFAULT having been made in the payment of the note described in the Deed of Trust executed by **GUILLERMO ALANIS**, dated November 23, 2021, and duly filed for record on December 7, 2021, in the Office of the County Clerk of Fort Bend County, Texas under Fort Bend County Clerk's File No. 2021202258 of the Official Public Records of Fort Bend County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Fort Bend County, Texas, to-wit:

Lot Nine (9) of BARNHILL'S REPLAT OF LOTS 9 TO 16, in Block "B", and part of Block "C", a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Volume 324, page 473 of the Map and/or Plat Records of Fort Bend County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

- Jeff Leva**
- Sandy Dasigenis**
- Megan L. Randle**
- Ebbie Murphy**
- Wayne Daughtrey, or**
- Steve Leva**

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on



to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:



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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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this 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 prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will 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 terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

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SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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



Jeff Leva
Sandy Dasigenis
Megan L. Randle
Ebbie Murphy
Wayne Daughtrey, or
Steve Leva
Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 20th day of October, 2023, Vista Homes Texas, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation, 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, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the ~~21st~~ ^{19th} day of April, 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.

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

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

Said Property is described as follows:

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

Witness my hand this the 15th day of April, 2024.

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

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

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

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EXHIBIT 'A'

BEING 4.58 ACRES OF LAND OUT OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 CONTAINING 6.762 ACRES OF LAND, MORE OR LESS AND TRACT 2 CONTAINING 0.3214 ACRES OF LAND MORE OR LESS CONVEYED TO VISTA HOMES TEXAS, LLC RECORDED IN F.B.C.C.F.N. 2021172146. SAID TRACT BEING IN LOT TEN (10) OF BROWN BROTHERS SUBDIVISION (VOLUME 35, PAGE 232; DEED RECORDS), IN THE JOHN LEVERTON SURVEY, ABSTRACT 402, FORT BEND COUNTY, DESCRIBED AS FOLLOWS: (BASIS OF BEARINGS IS SAID F.B.C.C.F.N. 20211721460)

COMMENCING FOR REFERENCE AT A FOUND 3/4" IRON PIPE ON THE SOUTHWEST CORNER OF SAID 6.762 ACRE TRACT DESCRIBED AS TRACT 1 IN F.B.C.C.F.N. 2021172146, ON THE EASTERLY RIGHT OF WAY OF GAINES RD (R.O.W. VARIES);

THENCE, NORTH 09° 24' 10" EAST ALONG THE EAST LINE OF SAID GAINES ROAD A DISTANCE OF 103.59' FEET TO A 1/2" IRON ROD SET WITH CAP FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT ON THE WEST LINE OF SAID 6.762 ACRE TRACT;

THENCE, CONTINUING ON SAID RIGHT OF WAY OF GAINES RD, NORTH 09° 24' 10" EAST A DISTANCE OF 251.87' FEET TO A 1/2" IRON ROD SET WITH CAP AT THE NORTHWEST CORNER OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF THIS TRACT ON SAID RIGHT OF WAY OF GAINES RD FROM WHICH A FOUND 1/2" IRON ROD BEARS NORTH 54° 10' WEST 1.30' FEET FOR REFERENCE;

THENCE, NORTH 89° 21' 10" EAST WITH THE NORTH LINE OF SAID TRACT 1, PASSING AT 810.68' FEET THE COMMON EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID TRACT 2, IN TOTAL A DISTANCE OF 850.68' FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID TRACT 2 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE EAST LINE OF SAID TRACT 2, SOUTH 00° 38' 50" EAST A DISTANCE OF 214.182' FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID TRACT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 89° 21' 10" WEST, PASSING AT 40.00' FEET THE COMMON WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID TRACT 1, IN TOTAL A DISTANCE OF 494.63' FEET TO A 1/2" IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT'

THENCE, SOUTH 00° 38' 50" EAST A DISTANCE OF 33.82' FEET TO A 1/2" IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 89° 21' 10" WEST, A DISTANCE OF 400.00' FEET TO THE POINT OF BEGINNING AND CONTAINING 4.58 AC OF LAND MORE OR LESS.

FILED ³⁰⁴⁸³ ₈₀₂

2024 APR 15 AM 11:22

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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 [REDACTED] of May, 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 15th day of April, 2024.

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

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

Return to:
TLSAI Real Estate Ltd
6427 Buffalo Speedway
Houston, Texas 77005

FILED *304/23*
RSD

2024 APR 15 AM 11:23

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Notice of Foreclosure Sale

FILED 30483
202

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Deed of Trust ("Deed of Trust"):

2024 APR 15 AM 11:24

Dated: 6/23/2023

Grantor: Hidalgo Properties, LLC

Anna P. Belsed
COUNTY CLERK
FORT BEND COUNTY TEXAS

Trustee: Matthew Weidert

Lender: A.E.R. Real Estate Holdings, LLC a Texas limited liability company

Recorded in: Fort Bend, Texas as instrument number 2023060426

Legal Description: All that certain tract of land known as Lot 5, of Hidden Lake Estates, an unrecorded subdivision out of the I. H. Cartwright League, Abstract No. 16, Fort Bend County, Texas and being that same tract of land described in Deed to Bank of New York recorded in File No. 99000702 of the Official Records of Fort Bend County, Texas. Said tract being more fully described as follows:

BEGINNING at an iron rod found on the East line of FM 1464 for the Southwest corner of this tract at the Northwest corner of a tract of land described in Deed to James C. Newman, Jr., et ux recorded under File No. 9005643 of the Official Records of Fort Bend County, Texas.

THENCE N 00°06' 53" W a distance of 170.00 feet along the East line of FM 1464 to an iron rod found for the Northwest corner of this tract at the Southwest corner of a tract of land described in Deed to Michael O'Donnell, et ux recorded under File No. 9023520 of the Official Records of Fort Bend County, Texas.

THENCE N 89°53' 07" E a distance of 190.00 feet to an iron rod set for the Northeast corner of this tract at the Southeast corner of said O'Donnell tract.

THENCE S 10°16' 10" E a distance of 172.70 feet to an iron rod found for the Southeast corner of this tract at the Northeast corner of said Newman tract.

THENCE S 89°53' 07" W a distance of 220.44 feet back to the place of beginning.

Otherwise known as: 11019 Clodine Rd, Sugar Land, Texas 77498

Secures: Promissory Note in the original principal amount of \$430,000.00, executed by Hidalgo Properties LLC("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Trust Deed.

Substitute Trustee: David L. Pritchard, Jeff Leva, Sandy Dasigenis, Steve Leva, and David Garvin, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Jeff Leva, Sandy Dasigenis, Steve Leva, and David Garvin
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Foreclosure Sale:

Date: ~~January 11, 2012~~

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 pm and not later than three hours thereafter.**

Place: Front Bend County Courthouse in Rosenberg, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure

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Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

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


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

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

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

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: April 15, 2024



Jeff Leva, Sandy Dasigenis, Steve Leva,
David Garvin, or David L. Pritchard
Substitute Trustee

Trustee Address

8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

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: APRIL 10, 2024

NOTE: Note, as renewed, modified, or extended, described as follows:

Date: September 28, 2022
Maker: Dare Ayansola
Payee: Loandepot.com, LLC
Original Principal Amount: \$508,353.00

DEED OF TRUST: Deed of Trust, described as follows:

Date: September 28, 2022
Grantor: Dare Ayansola & Kayinsola Abdulahi
Trustee: Allan B. Polunsky
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as a nominee for Payee and Payee's successors and assigns
Recorded: Document No. 2022124834 Real Property Records, FORT BEND County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-C

BORROWER: Dare Ayansola & Kayinsola Abdulahi

PROPERTY: The real property described as follows:

Commonly known as: 3111 TRISHELLE CT., MISSOURI CITY, TEXAS 77459

Legally described as: LOT FIFTY-FOUR (54), IN BLOCK ONE (1), OF DRY CREEK VILLAGE, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20180086 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto,

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SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In FORT BEND County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

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

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

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

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

EXECUTED effective as of APRIL 10, 2024.

SUBSTITUTE TRUSTEE

Sign: *Sandy Dasigenis*

Print: Sandy Dasigenis

FILED ³⁰⁴⁸³ _{ABD}

2024 APR 15 AM 11:25

Quinn P. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

99

Place: 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 or other immediately available funds in accordance with Tex. Prop. Code § 21.001 et seq., except that Phat Van Dang'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, Phat Van Dang, 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 Phat Van Dang's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Phat Van Dang'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 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 Phat Van Dang 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 refiled in accordance with the posting and filing requirements of the deed of Trust and the Texas Property Code. The reposting or refiling 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" 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.

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NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Date: April 3, 2024

2024 APR -5 PM 4:00
FILED
Jesse H. ...
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Deed of Trust (the "Deed of Trust")

Recorded: August 29, 2022
Grantor: Phuong Kim Nguyen and Richard Phuc Doan
Lender: Phat Van Dang
Trustee: Lan T. Nguyen
Recorded in: The real property records of Fort Bend County, Texas under file no. 2022112356
Secures: Loan in the original principal amount of \$200,000 (the "Indebtedness"), as evidenced by, *inter alia*, a Deed of Trust and Promissory Note dated August 9, 2022 (collectively, the "Loan Documents")
Substitute Trustee: Pennell Law Firm PLLC, 19 Briar Hollow Ln., Suite 110, Houston, Texas 77027
Property: Lot One Hundred Eight (108), in Block Two (2) of CHELSEA HARBOUR SECTION TWO (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 2453/B & 2454/A of the Plat Records of Fort Bend County, Texas, more commonly referred to as 14411 Dunrobin Way, Sugar Land, TX 77498

Foreclosure Sale:

Date: 

Time: The sale of the Property ("Foreclosure Sale") will begin between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. The sale will be completed by no later than 4:00 p.m.

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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, Phat Van Dang may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

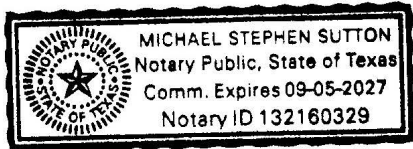
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

PENNELL LAW FIRM, PLLC



By: Kevin Pennell, Managing Member

Acknowledged before me, the undersigned notary, on this 3rd day of April 2024, by Kevin Pennell in his capacity as managing member of Pennell Law Firm, PLLC.



Notary Public, State of Texas

After recording, return to:

Phat Van Dang
20814 Mirror Point Dr.
Cypress, TX 77433

FILED

29574
MOR

100

2024 APR 11 AM 10:18

3111 MISSION VALLEY DRIVE
MISSOURI CITY, TX 77459

Chris K. Baird
COUNTY CLERK
FORT BEND COUNTY, TEXAS

0000005644703

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: [REDACTED]

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 17, 2003 and recorded in Document CLERK'S FILE NO. 2003056420 real property records of FORT BEND County, Texas, with ALFRED FREE AND ELISE FREE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALFRED FREE AND ELISE FREE, securing the payment of the indebtednesses in the original principal amount of \$65,369.00, 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



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3111 MISSION VALLEY DRIVE
MISSOURI CITY, TX 77459

00000005644703

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

3111 MISSION VALLEY DRIVE
MISSOURI CITY, TX 77459

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FORT BEND

EXHIBIT "A"

LOT SEVENTY (70), IN BLOCK EIGHT (8), 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 PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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24-196971

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: November 1, 2005	Original Mortgagor/Grantor: JAMES CASSIDY AND BRIDGET CASSIDY
Original Beneficiary / Mortgagee: BENEFICIAL TEXAS INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3
Recorded in: Volume: N/A Page: N/A Instrument No: 2005148718	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing	Mortgage Servicer's Address: 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

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

Secures:Note in the original principal amount of \$102,400.00, executed by JAMES CASSIDY and payable to the order of Lender.

Property Address/Mailing Address: 17118 APRILMONT DR, SUGARLAND, TX 77498

Legal Description of Property to be Sold: LOT THIRTEEN (13), BLOCK THIRTEEN (13), PHEASANT CREEK SECTION 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 22. PAGE(S) 31 AND 32, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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2024 APR 11 AM 10:19

Chris Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

FILED

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TS No.: 2024-00036-TX
18-000778-673

2024 APR 11 AM 10:21

Notice of [Substitute] Trustee Sale

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 state or county component of 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: 03/07/2024

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: 1623 Blue Heather Ln, Fresno, TX 77545-9518

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

3. **Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/12/2007 and recorded 02/05/2007 in Document 2007014463, real property records of Fort Bend County, Texas, with **La Nikki C Moten, a single woman and Chalay E Young, a single woman** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3** 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 **La Nikki C Moten, a single woman and Chalay E Young, a single woman**, securing the payment of the indebtedness in the original principal amount of \$73,520.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00036-TX
18-000778-673

Notice of [Substitute] Trustee Sale

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

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

**LOT 28, BLOCK 2, TEAL RUN, AN ADDITION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 697/B, OF THE
PLAT RECORDS OF FORT BEND COUNTY, TEXAS**

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

TS No.: 2024-00036-TX
18-000778-673

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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: April 8, 2024

Kenneth Lavine, Loundie Chery, Monique Patzer, Karita Robinson,
Malysa Torres – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

By: 
Loundie Chery-Trustee Sale Assistant

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

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

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

Certificate of Posting

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

FILED

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2024 APR 11 AM 10:46

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Jenna ...
COUNTY CLERK

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4.7.

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.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND§

The following capitalized terms, as used in this document, shall have the meanings as set forth below:

- Borrower:** **Deante Williams-Jones and Kaila Jones**
- Lender:** **Resource One Credit Union**
- Note:** Multistate Fixed Rate Note dated August 25, 2022, executed Deante Williams-Jones, and delivered to Resource One Credit Union, as payee, in the original principal amount of \$308,750.00 (the "Note");
- Deed of Trust:** Deed of Trust dated August 25, 2022, executed by and between Deante Williams-Jones and Kaila Jones (together, "Borrower"), granting Resource One Credit Union, a security interest in certain real property located at 3103 Travis Creek Way, Fresno, TX 77545 (the "Property"), to secure repayment of the Note and which is recorded as Document Number 2022111477 of the Official Public Records of Fort Bend County, Texas (the "Deed of Trust").
- Property:** All of the property described in Exhibit A attached hereto and incorporated fully herein by reference, together with all improvements thereon, all personal property related thereto and all and singular the rights and appurtenances to the same belonging or in anyway incident or appertaining.
- Original Trustee:** Mary Beth Spuck
- Substitute Trustee:** Russell Devenport and/or Sarah Carmichael f/k/a Sarah M. Kline, any of them to act.
- Address of Substitute Trustee:** 777 Main Street
Suite 2700

Fort Worth, Texas 76102

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Sale Date: [REDACTED] which is the first Tuesday of said month. ✓

Earliest Time For Sale: 12:00 o'clock noon on the Sale Date with the sale to take place between 10:00 am and 4:00 pm; the earliest time at which the Foreclosure Sale for this property will begin is 12:00 noon and not later than three hours thereafter.

County: Fort Bend County, Texas.

Designated Sale Area: Property sales are held the first Tuesday of each month and generally commence at 10:00 AM at the Fort Bend County Fairgrounds (4310 Highway 36 South, Rosenberg, TX 77471), or the area most recently designated by the Commissioner's Court of Fort Bend County, Texas and recorded in the Real Property Records of Fort Bend County, Texas.

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.

B. Resource One Credit Union ("Resource One" or "Lender") is the legal owner and holder of the indebtedness evidenced by the Note and secured by the Deed of Trust.

C. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

D. By written instrument entitled "Appointment of Substitute Trustee," which was recorded at Clerk's Instrument Number 2023120563 of the Real Property Records of Fort Bend County, Texas, Resource One Credit Union appointed the Substitute Trustee to assume the powers of and to act in the place and stead of Original Trustee under the Deed of Trust, the appointment being in the manner authorized by the Deed of Trust. Resource One Credit Union also requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that the undersigned, as the Substitute Trustee under the Deed of Trust, will sell the property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than four (4) hours after that time.

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NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHSER.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the public sale. Any such further conditions shall be announced before bidding is opened for the sale.

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 Lender, the Borrower, the Lender's attorney or the Substitute Trustee.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the public sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the currently scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. Any such reposting or refileing may be after the Sale Date set forth herein.

Notice is further given, that except to the extent that the Substitute Trustee may bind and obligate Resource One Credit Union to warrant title to the Property under the Deed of Trust, pursuant to § 51.009 of the Texas Property Code, the Property will be sold in an "as is" and "where is" condition. Conveyance of the Property will be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable governmental records to determine the nature and extent of any title issues, liens, encumbrances or property taxes related to the Property and should independently satisfy themselves regarding the nature of the Property and its physical condition prior to the sale.

The name and address of the sender of this Notice of Substitute Trustee's Sale is:

**Russell Devenport
777 Main Street
Suite 2700
Fort Worth, Texas 76102**

The real property components and the personal property components of the Property will be sold together at the non-judicial foreclosure sale described above, as permitted by Section 9.604 of the Texas Business and Commerce Code, as amended.

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EXECUTED on April 11, 2024.

SUBSTITUTE TRUSTEE

A handwritten signature in black ink, appearing to read "Russell Devenport", written over a horizontal line.

Russell Devenport, Substitute Trustee

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EXHIBIT A

Lot Twenty-Two (22), in Block Four (4), of WINFIELD LAKES, SECTION TWO (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Slide No. 2459/A of the Plat Records of Fort Bend County, Texas.

which currently has the address of

3103 Travis Creek Way
Fresno, TX 77545
["Property Address"]

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2024 APR 15 AM 11:16

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Chris Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

DEFAULT having been made in the payment of the note described in the Deed of Trust executed by **MICHAEL CRUZ** dated September 4, 2019, and duly filed for record on September 13, 2019 in the Office of the County Clerk of Fort Bend County, Texas under **Fort Bend County Clerk's File No. 2019104974** of the Official Real Property Records of Fort Bend County, Texas, conveying to **JAMES MURNANE**, Trustee, the following described real property and improvements thereon in Fort Bend County, Texas, to-wit:

FIELD NOTES OF A 12.000 ACRE TRACT OF LAND OUT AN CALLED 18.025 ACRE TRACT OF LAND AND A CALLED 21.589 ACRE TRACT OF LAND, SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY No. 681/2, ABSTRACT No. 491, CERTIFICATE NUMBER OF THE G.A. WETZ SURVEY, ABSTRACT No. 491, FORT BEND COUNTY, TEXAS, SAID 18.025 ACRE TRACT OF LAND BEING DESCRIBED IN A DISTRIBUTION SPECIALWARRANTY DEED, RECORDED IN COUNTY CLERK'S FILE NUMBER 2003023337, AND THE CALLED 21.589 ACRE TRACT OF LAND BEING DESCRIBED IN A DISTRIBUTION SPECIALWARRANTY DEED, RECORDED IN COUNTY CLERK'S FILE NUMBER 2003023336, SAME BEING THE TRACT OF LAND DESCRIBED IN THE CRUZ FAMILY FORT BEND COUNTY, TEXAS GENERALWARRANTY DEED, RECORDED IN COUNTY CLERK'S FILE NUMBER 2016046356 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING; at a 1/2" iron rod, capped #4652 found in the Northwest line of the 8.212 acre tract of land recorded in County Clerk's Number 2016046355, same being S. 44°48'42"W., a distance of 80.93 feet from the most northerly corner of said 8.212 acre tract, and being the southerly corner of a said 12.000 acre tract of land of the Cruz Family Fort Bend County Texas Partition Survey, for the South corner hereof and the POINT OF BEGINNING;

THENCE, N. 45°00'00"W., in the common Northeast line of the said 12.000 acre tract and the Southwest line hereof, a distance of 476.24 feet to a 1/2" iron rod, capped #4652 found for the West corner hereof, same being North corner of the said 12.000 acre tract of land and the Southeast line of a called 1.0 acre tract of land, recorded in County Clerk's Number 8517508 and the Northwest line of the called 21.589 acre tract of land;

THENCE, N. 45°22'35" E., in the common lines as follows; Northwest line of



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the called 21.589 acre tract and the Southeast of the said called 1.0 acre tract, at 67.7± feet passing a point for the Northeast corner of the called 1.0 acre tract, same being the Southeast corner of a called 1.00 acre tract of land, recorded in County Clerk's Number 2007074734, at 288.9± feet passing a point for the Northeast of the called 1.0 acre tract, same being the Southeast corner of a called 2.0 acre tract of land, recorded in County Clerk's Number 2006134949, at 731.2± feet passing the Northeast corner of the called 2.0 acre tract, same being the Southeast corner of a called 0.944 acre tract of land, recorded in County Clerk's Number 2015115812, at 962.9± feet passing a point for the Northeast corner of the called 0.944 acre tract, same being the Southeast corner of a called 1.3616 acre tract of land, recorded in County Clerk's Number 2008076972, at 1235.80 feet to a 1/2" iron rod, capped #4652 found on the Southwest side of an existing ditch for reference, continuing for a total distance of 1299.79 feet to a point in the Southeast line of the called 0.971 acre tract of land, recorded in County Clerk's Number PB No. 13-CPR-026189, for the North corner hereof and the North corner of the called 21.589 acre tract of land;

THENCE, S. 45°00'00" E., in Northeast line of the called 21.589 acre tract of land, a distance of 398.41 feet to a point for the North corner of a 4.000 acre tract of land, recorded in County Clerk's Number 9362905 and the North corner of the called 22.025 acre tract of land described in Volume 513, Page 662, deed records of Fort Bend County, Texas, same being the East corner of the called 21.589 acre tract of land, for the East corner hereof;

THENCE, S. 45°28'59"W., in the common lines as follows; Northwest of the said 4.000 acre tract and the Southeast line of the called 21.589 acre tract, at 50.31 feet a 1/2" iron rod, capped #4652 found for reference on the Southwest side of an existing ditch, at 443.22 feet passing a found 1/2 inch iron pipe for the West corner of said 4.00 acre tract and the North corner of the 7.00 acre tract of land recorded in County Clerk's Number 201605541, continuing for a total distance of 1218.88 feet to a 1/2" iron rod, capped #4652 found for the Southwest interior corner hereof, same being the West corner of the said 7.000 acre tract of land;

THENCE, S. 45°00'00" E., in the Southwest line of the said 7.000 acre tract of land, a distance of 79.31 feet to a 1/2" iron rod, capped #4652 found, for the most easterly corner hereof, same being the North corner of said 8.212 acre tract of land;

THENCE, S. 44°48'42"W., in the Northwest line of the said 8.212 acre tract of land, a distance of 80.93 feet to THE PLACE OF BEGINNING AND CONTAINING 12.000 ACRES OF LAND; and

WHEREAS, PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE MORTGAGE, a Texas corporation, is the legal owner and holder of the indebtedness described

in and secured by the Deed of Trust; and

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WHEREAS, **PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE MORTGAGE**, a Texas corporation, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said James Murnane, as Trustee and appointed **Jeff Leva or Sandy Dasigenis or Megan L. Randle or Ebbie Murphy or Wayne Daughtrey or Steve Leva or James Murnane**, as Substitute Trustee, each of whom may act without the joinder of any other party; and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said trustee and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Substitute Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

APRIL 7, 2024

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above-described property to the highest bidder for cash 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,

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refileing may be after the date originally scheduled for this 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 prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will 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.

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Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described 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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BUDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

**Pinnacle Realty Advisors, Inc.
2825 Wilcrest, Suite 570
Houston, Texas 77042**

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



JEFF LEVA or
SANDY DASIGENIS or
MEGAN L. RANDLE or
EBBIE MURPHY or
WAYNE DAUGHTREY or
STEVE LEVA or
JAMES MURNANE
Substitute Trustee(s)

Pinnacle Realty Advisors, Inc.
2825 Wilcrest Drive, Suite 570
Houston, Texas 77042

Attorney for
Pinnacle Realty Advisors, Inc.

Robert A. Schlanger, P.C.
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

FILED 30483

2024 APR 15 AM 11:17
BMP
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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Anna Richard
COUNTY CLERK
OF
FORT BEND COUNTY, TEXAS

DEFAULT having been made in the payment of the note described in the Deed of Trust executed by **GUILLERMO ALANIS**, dated November 23, 2021, and duly filed for record on December 7, 2021, in the Office of the County Clerk of Fort Bend County, Texas under Fort Bend County Clerk's File No. 2021202258 of the Official Public Records of Fort Bend County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Fort Bend County, Texas, to-wit:

Lot Nine (9) of BARNHILL'S REPLAT OF LOTS 9 TO 16, in Block "B", and part of Block "C", a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Volume 324, page 473 of the Map and/or Plat Records of Fort Bend County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

- Jeff Leva**
- Sandy Dasigenis**
- Megan L. Randle**
- Ebbie Murphy**
- Wayne Daughtrey, or**
- Steve Leva**

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

~~May 7, 2024~~

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:



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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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this 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 prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will 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 terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

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SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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



Jeff Leva
Sandy Dasigenis
Megan L. Randle
Ebbie Murphy
Wayne Daughtrey, or
Steve Leva
Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 20th day of October, 2023, Vista Homes Texas, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation, 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, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the ~~21st~~ ^{22nd} of ~~April~~ ^{April}, 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.

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

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

Said Property is described as follows:

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

Witness my hand this the 15th day of April, 2024.

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

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

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

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EXHIBIT 'A'

BEING 4.58 ACRES OF LAND OUT OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 CONTAINING 6.762 ACRES OF LAND, MORE OR LESS AND TRACT 2 CONTAINING 0.3214 ACRES OF LAND MORE OR LESS CONVEYED TO VISTA HOMES TEXAS, LLC RECORDED IN F.B.C.C.F.N. 2021172146. SAID TRACT BEING IN LOT TEN (10) OF BROWN BROTHERS SUBDIVISION (VOLUME 35, PAGE 232; DEED RECORDS), IN THE JOHN LEVERTON SURVEY, ABSTRACT 402, FORT BEND COUNTY, DESCRIBED AS FOLLOWS: (BASIS OF BEARINGS IS SAID F.B.C.C.F.N. 20211721460)

COMMENCING FOR REFERENCE AT A FOUND ¾" IRON PIPE ON THE SOUTHWEST CORNER OF SAID 6.762 ACRE TRACT DESCRIBED AS TRACT 1 IN F.B.C.C.F.N. 2021172146, ON THE EASTERLY RIGHT OF WAY OF GAINES RD (R.O.W. VARIES);

THENCE, NORTH 09° 24' 10" EAST ALONG THE EAST LINE OF SAID GAINES ROAD A DISTANCE OF 103.59' FEET TO A ½" IRON ROD SET WITH CAP FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT ON THE WEST LINE OF SAID 6.762 ACRE TRACT;

THENCE, CONTINUING ON SAID RIGHT OF WAY OF GAINES RD, NORTH 09° 24' 10" EAST A DISTANCE OF 251.87' FEET TO A ½" IRON ROD SET WITH CAP AT THE NORTHWEST CORNER OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF THIS TRACT ON SAID RIGHT OF WAY OF GAINES RD FROM WHICH A FOUND ½" IRON ROD BEARS NORTH 54° 10' WEST 1.30' FEET FOR REFERENCE;

THENCE, NORTH 89° 21' 10" EAST WITH THE NORTH LINE OF SAID TRACT 1, PASSING AT 810.68' FEET THE COMMON EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID TRACT 2, IN TOTAL A DISTANCE OF 850.68' FEET TO A ½" IRON ROD SET AT THE NORTHEAST CORNER OF SAID TRACT 2 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE EAST LINE OF SAID TRACT 2, SOUTH 00° 38' 50" EAST A DISTANCE OF 214.182' FEET TO A ½" IRON ROD SET ON THE EAST LINE OF SAID TRACT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 89° 21' 10" WEST, PASSING AT 40.00' FEET THE COMMON WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID TRACT 1, IN TOTAL A DISTANCE OF 494.63' FEET TO A ½" IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 00° 38' 50" EAST A DISTANCE OF 33.82' FEET TO A ½" IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 89° 21' 10" WEST, A DISTANCE OF 400.00' FEET TO THE POINT OF BEGINNING AND CONTAINING 4.58 AC OF LAND MORE OR LESS.

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2024 APR 15 AM 11:22

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

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 [REDACTED] of May, 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 15th day of April, 2024.

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

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

Return to:
TLSAI Real Estate Ltd
6427 Buffalo Speedway
Houston, Texas 77005

FILED ³⁰⁴⁸³
RDR

2024 APR 15 AM 11:23

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Notice of Foreclosure Sale

FILED

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Deed of Trust ("Deed of Trust"):

2024 APR 15 AM 11: 24

Dated: 6/23/2023

Grantor: Hidalgo Properties, LLC

Anna P. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

Trustee: Matthew Weidert

Lender: A.E.R. Real Estate Holdings, LLC a Texas limited liability company

Recorded in: Fort Bend, Texas as instrument number 2023060426

Legal Description: All that certain tract of land known as Lot 5, of Hidden Lake Estates, an unrecorded subdivision out of the I. H. Cartwright League, Abstract No. 16, Fort Bend County, Texas and being that same tract of land described in Deed to Bank of New York recorded in File No. 99000702 of the Official Records of Fort Bend County, Texas. Said tract being more fully described as follows:

BEGINNING at an iron rod found on the East line of FM 1464 for the Southwest corner of this tract at the Northwest corner of a tract of land described in Deed to James C. Newman, Jr., et ux recorded under File No. 9005643 of the Official Records of Fort Bend County, Texas.

THENCE N 00°06' 53" W a distance of 170.00 feet along the East line of FM 1464 to an iron rod found for the Northwest corner of this tract at the Southwest corner of a tract of land described in Deed to Michael O'Donnell, et ux recorded under File No. 9023520 of the Official Records of Fort Bend County, Texas.

THENCE N 89°53' 07" E a distance of 190.00 feet to an iron rod set for the Northeast corner of this tract at the Southeast corner of said O'Donnell tract.

THENCE S 10°16' 10" E a distance of 172.70 feet to an iron rod found for the Southeast corner of this tract at the Northeast corner of said Newman tract.

THENCE S 89°53' 07" W a distance of 220.44 feet back to the place of beginning.

Otherwise known as: 11019 Clodine Rd, Sugar Land, Texas 77498

Secures: Promissory Note in the original principal amount of \$430,000.00, executed by Hidalgo Properties LLC("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Trust Deed.

Substitute Trustee: David L. Pritchard, Jeff Leva, Sandy Dasigenis, Steve Leva, and David Garvin, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Jeff Leva, Sandy Dasigenis, Steve Leva, and David Garvin
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Foreclosure Sale:

Date: ~~January 7, 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 1:00 pm and not later than three hours thereafter.**

Place: Front Bend County Courthouse in Rosenberg, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure

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Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

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


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

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

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

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: April 15, 2024



Jeff Leva, Sandy Dasigenis, Steve Leva,
David Garvin, or David L. Pritchard
Substitute Trustee

Trustee Address
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

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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: APRIL 10, 2024

NOTE: Note, as renewed, modified, or extended, described as follows:

Date: September 28, 2022
Maker: Dare Ayansola
Payee: Loandepot.com, LLC
Original Principal Amount: \$508,353.00

DEED OF TRUST: Deed of Trust, described as follows:

Date: September 28, 2022
Grantor: Dare Ayansola & Kayinsola Abdulahi
Trustee: Allan B. Polunsky
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as a nominee for Payee and Payee's successors and assigns
Recorded: Document No. 2022124834 Real Property Records, FORT BEND County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-C

BORROWER: Dare Ayansola & Kayinsola Abdulahi

PROPERTY: The real property described as follows:

Commonly known as: 3111 TRISHELLE CT., MISSOURI CITY, TEXAS 77459

Legally described as: LOT FIFTY-FOUR (54), IN BLOCK ONE (1), OF DRY CREEK VILLAGE, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20180086 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto,

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SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

 4, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In FORT BEND County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

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

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

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

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

EXECUTED effective as of APRIL 10, 2024.

SUBSTITUTE TRUSTEE

Sign: *Sandy Dasigenis*

Print: Sandy Dasigenis

FILED ³⁰⁴⁸³ ₁₀₀₇

2024 APR 15 AM 11:25

Quinn K. [Signature]
COUNTY CLERK
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: 07/14/2003
Grantor(s): MURPHY L YOUNG, AND NORMA JEAN YOUNG, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$89,500.00
Recording Information: Instrument 2003098456
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 2119 BRIGHT MEADOWS DRIVE, MISSOURI CITY, TX 77489

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: 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: ~~07/14/2003~~ **May 15, 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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FILED *ADP*

2024 APR 15 AM 11: 26

Quinn 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 THIRTY (30), IN BLOCK NINETEEN (19), OF MEADOWCREEK SUBDIVISION, SECTION FIVE (5), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 43 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

NOTICE OF TRUSTEE'S SALE

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DEED OF TRUST INFORMATION:

Grantor(s)	Joyce Free	Deed of Trust Date	October 5, 2017
Original Mortgagee	Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America	Original Principal	\$63,400.00
Recording Information	Instrument #: 2017114151 in Fort Bend County, Texas	Original Trustee	Andrew F. Baka
Property Address	3111 Mission Valley Drive, Missouri City, TX 77459	Property County	Fort Bend

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer	U.S. Small Business Administration
Current Beneficiary	Administrator, U.S. Small Business Administration, an agency of the United States Government	Mortgage Servicer Address	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

SALE INFORMATION:

Date of Sale	[REDACTED]
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, Amar Sood, Nicole Durrett, 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 SEVENTY (70), IN BLOCK EIGHT (8), 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 PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

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

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if

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NOTICE OF TRUSTEE'S SALE

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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

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

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

Dated April 15, 2024.

/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

FILED *6/10/24*

FILED

2024 APR 15 PM 12:12

Rec 30501
U.T.

112

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.

WHEREAS, IMERI ENTERPRISES, INC. executed and delivered that certain Deed of Trust (With Security Agreement) ("Deed of Trust") dated and recorded on October 17, 2018, to Steven M. Thomas, Trustee, for the benefit of Customers Bank ("Bank" or "Beneficiary") which Deed of Trust is recorded in the Official Public Records of Fort Bend County, Texas under Recording Number 2018117689; and

WHEREAS, the Deed of Trust allows the Beneficiary to foreclose less than the full property described in the Deed of Trust; and

WHEREAS, Beneficiary has determined to sell **THE FOLLOWING DESCRIBED PART ONLY** of the property described in the Deed of Trust:

RESTRICTED RESERVE "B", LA QUINTA, ROSENBERG DIVISION, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20060112 of the Plat Records of Fort Bend County, Texas; and

WHEREAS, the Deed of Trust may be hereinafter referred to as the "Deed of Trust" or the "Lien;" and

WHEREAS, the Lien was given to secure the payment of that certain Promissory Note dated October 15, 2018, executed by Imeri Enterprises, Inc. ("Maker"), wherein Maker promised to pay to the order of Bank the original principal sum of Four Million Three Hundred Forty Two Thousand and No/100 Dollars (\$4,342,000.00); and

WHEREAS, Bank is the owner and holder of the Note; and

WHEREAS, default has occurred in the payment of the indebtedness referenced by the Note and the Deed of Trust provides that the Beneficiary therein has the full authority to remove the Trustee named in the Deed of Trust for any reason and to appoint a Substitute Trustee ("Substitute Trustee") without other formality than the designation in writing by Beneficiary; and

WHEREAS, in consideration of the above premises, Beneficiary, the legal owner and

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holder of the Deed of Trust, has removed Steven M. Thomas as Trustee under the Deed of Trust and has named, designated and appointed Jack M. Kuykendall as Substitute Trustee pursuant to and in accordance with the terms and conditions of the Deed of Trust, to succeed and become vested with all of the estate and title of Steven M. Thomas as Trustee, in the property and with all the rights, powers, privileges and authority vested in Steven M. Thomas as Trustee, by the terms and conditions of the Deed of Trust; and


WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust and the indebtedness evidenced therein is wholly due, Bank, the current owner and holder of said indebtedness, has requested the undersigned to sell the property described above to satisfy same in part;

ACCORDINGLY, NOTICE IS HEREBY GIVEN that on the first Tuesday in ~~May the 7th day~~ of ~~May 2024~~ sell the property described above at the area for foreclosure sale designated by the Fort Bend County Commissioner's court, said location being

FORT BEND COUNTY FAIRGROUNDS – BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

to the highest bidder for cash subject to any prior and superior liens, if any. The earliest time at which the sale will begin is 10:00 am on May 7, 2024 and no later than three hours after such time.

WITNESS MY HAND this 11th day of April, 2024.

 Sub. Trustee
JACK M. KUYKENDALL, Substitute Trustee
5048 Tennyson Parkway, Suite 250, Plano, TX 75024

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FILED

Lupo River Trust, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2024 APR 15 PM 12: 36

Ramona Reyes
28934 Lupo River Ct. Fulshear, TX 77441

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS
46 on 04.15.2024

Sent via first class mail and CMRR # 9489 0178 9820 3026 1799 46 on 04.15.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Ramona Reyes executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Fort Bend County, Texas and is recorded under Clerk's File/Instrument Number 2022018192, to which reference is made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, [REDACTED]

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Fort Bend County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 40, Block 1, of Tamarron Section 21, A Subdivision in Fort Bend County, Texas, according to the Map or Plat Thereof recorded in Plat No. 20210032 of the Plat Records of Fort Bend County, Texas.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

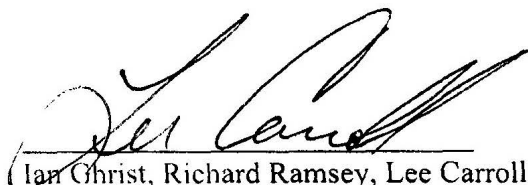
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Christ, Richard Ramsey, Lee Carroll
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED

114

9411 PLAZA POINT TRUST, a trust existing under Texas law, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2024 APR 15 PM 12:36

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

Jordan O. Williams, Jr.
Tavonye Williams
9411 Plaza Point Drive, Missouri City, TX 77459
Sent via first class mail and CMRR # 9489 0178 9820 3026 1798 47 on 04.15.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Jordan O. Williams, Jr. and Tavonye Williams executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Fort Bend County, Texas and is recorded under Clerk's File/Instrument Number 2019053800, to which reference is made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of May, 2024

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Fort Bend County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

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

3. Name and Address of Sender of Notice:

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Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

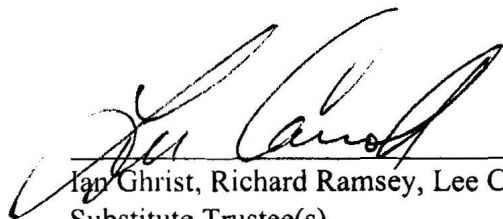
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Lee Carroll
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED

115

NOTICE OF TRUSTEE'S SALE

2024 APR 15 PM 12: 56

Date: April 8, 2024

Lien for Unpaid Assessments

Owner(s): **ARMANDO VALENCIA**

Property: LOT THIRTY-FIVE (35), IN BLOCK TWO (2), OF TOWNWEST, SECTION TWO (2), AN ADDITION 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 AND MORE COMMONLY KNOWN AS **10402 TOWNE SQUARE ROAD, SUGAR LAND, TEXAS 77498** (THE "PROPERTY").

Jessie T. [Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec 30522 U.T.

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Townwest, filed November 18, 1974 under County Clerk's File No. 74253986 in the Official Public Records of Fort Bend County, Texas, with any and all amendments and/or supplements thereto (the "Declaration"), TOWNWEST HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees, costs and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month): ~~Tuesday, May 7, 2024~~ ✓

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

ARMANDO VALENCIA, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustees and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

Sarah B. Gerdes

Sarah B. Gerdes, Trustee for Townwest Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

FILED

2024 APR 15 PM 12:56

Rec
30522
JAT

Date: April 8, 2024

Lien for Unpaid Assessments

Owner(s): **HIAM SHAPI AND FATIMA AL-ATTAS**

Jessie T. ...
FORT BEND COUNTY

Property: LOT TEN (10), IN BLOCK ONE (1), OF THE FINAL PLAT OF SHADOW CREEK RANCH SF-53, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050260 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **13907 GREENBLADE DRIVE, PEARLAND, TEXAS 77584** (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File Number 2005017655 and filed on February 14, 2005 in the Official Public Records of Real Property of Fort Bend County, Texas, VILLAGE OF DIAMOND BAY HOMEOWNERS ASSOCIATION, INC., ("The Association") has been granted a maintenance assessment lien and power of sale pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) Tuesday, ~~May 7, 2024~~

Time of Sale: No earlier than 11:00 AM and no later than 2:00 PM.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

HIAM SHAPI AND FATIMA AL-ATTAS, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Village of Diamond Bay Homeowners Association, Inc.

FILED

NOTICE OF TRUSTEE'S SALE

Date: April 5, 2024

2024 APR 15 PM 12: 56

Lien for Unpaid Assessments

Juan T. ...

Rec 30522 J.T.

Owner(s): **MARTIN RODRIGUEZ AND SONIA RODRIGUEZ**

Property: LOT 26, BLOCK 5, OF TOWNWEST, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 1 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AS MODIFIED BY ANY SUPPLEMENTS THERETO OR REPLATS THEREOF, AND MORE COMMONLY KNOWN AS **10422 CEDAR TOWNE LANE, SUGAR LAND, TEXAS 77498**, (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Townwest, filed November 18, 1974 under County Clerk's File No. 74253986 in the Official Public Records of Fort Bend County, Texas, with any and all amendments and/or supplements thereto (the "Declaration"), TOWNWEST HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees, costs and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

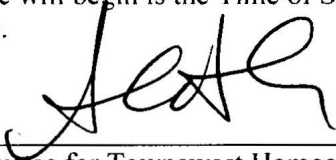
Date of Sale: (first Tuesday of month): **Tuesday, May 7, 2024.** ✓

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

MARTIN RODRIGUEZ AND SONIA RODRIGUEZ, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order. Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustees and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Townwest Homeowners Association, Inc.

FILED

NOTICE OF TRUSTEE'S SALE

Date: April 5, 2024

2024 APR 15 PM 12:56

Lien for Unpaid Assessments

Owner(s): **BEVERLY S. BOLLING**

[Handwritten signature]
RECORDER OF DEEDS
FORT BEND COUNTY, TEXAS

Rec
30522
W.T.

Property: LOT FORTY-TWO (42), IN BLOCK FIVE (5), OF TOWNWEST, SECTION ONE (1) REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 1 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **13723 NEW VILLAGE LANE, SUGAR LAND, TEXAS 77498**, (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Townewest, filed November 18, 1974 under County Clerk's File No. 74253986 in the Official Public Records of Fort Bend County, Texas, with any and all amendments and/or supplements thereto (the "Declaration"), TOWNWEST HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees, costs and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month): **Tuesday, May 7, 2024.**

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

BEVERLY S. BOLLING, upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustees and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

[Handwritten signature of Sarah B. Gerdes]

Sarah B. Gerdes, Trustee for Townewest Homeowners Association, Inc.

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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 of another state or as a member of a reserve component of 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

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

§

Date: APRIL 5, 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: [REDACTED]

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.

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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 of 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.

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 April 5, 2024, there was owed \$143,488.38 on the note attributable specifically to this property only, being principal and interest in the following amounts: \$140,712.26 of principal and \$2,776.12 of interest plus any additional late charges, property taxes paid by beneficiary and attorney fees. The note is bearing interest at the rate of \$54.94 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: April 5, 2024



Glen C. Runnels
701 North Post Oak Road, Suite 350
Houston, Texas 77024
Phone: (713) 787-5056
Fax: (713) 787-0703

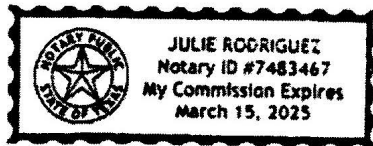
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STATE OF TEXAS

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 5TH day of APRIL, 2024.



J Rodriguez
Notarial Stamp and Seal

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NOTICE OF FORECLOSURE SALE

State of Texas §
County of Fort Bend §

Ann Richard HV
COUNTY CLERK
FORT BEND COUNTY TEXAS

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT TWELVE (12), IN BLOCK ONE (1), OF SUMMER PARK SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20150213 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

Date: [REDACTED]
Time: The sale shall begin no earlier than **01:00 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 refiled 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 **Gregory E. Griffin and spouse, Devin D. Beharry.**
- 5. Obligations Secured. The Deed of Trust is dated **December 7, 2016**, and is recorded in the office of the County Clerk of **Fort Bend** County, Texas, in/under **2016139588, 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 **\$65,707.50**, executed by **Gregory E. Griffin**, and payable to the order of **International Bank of Commerce.**

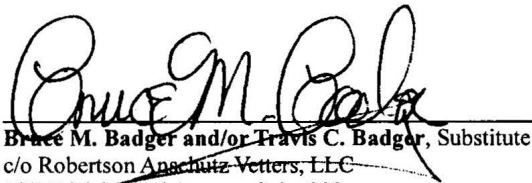
Original Mortgagee: International Bank of Commerce.

Current Mortgagee of Record: International Bank of Commerce whose address is **8998 Research Blvd., First Floor, Austin, TX 78758.**

- 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 Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED April 15, 2024.



Bruce M. Badger and/or Travis C. Badger, Substitute Trustee
c/o Robertson Anschutz Vettors, 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.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

April 12, 2024


STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

TWO DEED OF TRUST ("Deed of Trust"):

Dated: June 2, 2022
 Grantor: ANH MAI THI LE
 Trustee: Loan T. Tran
 Original Lender: South West Houston Lending & Inv., LLC and Nancy Hang Nga Do
 Current Lender: NGUYEN DOAN THAO NGUYEN
 Recorded in: Official Public Records of Real Property of FORT BEND County Texas under file No. 2022080863 and 2022080864
 Property: Lot Eighty-Eight (88), in Block Two (2), of LAKE SHORE HARBOR, Section Three (3), a subdivision in Fort Bend County Texas, according to the map or plat thereof recorded in Plat No. 20060040 of the Map and Plat Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 8330 Malin Court, Houston, TX 77083
 Secures: Two Promissory Note executed June 2, 2022 ("Note") in the original principal amount of \$279,500.00 and \$80,000.00, executed by ANH MAI THI LE ("Borrower") and payable to the order of Original Lender and all other indebtedness of Borrower to Original Lender.
 Substitute Trustee(s): Vo & Pham Law Firm PLLC
 10300 Westoffice Dr., Ste 101, Houston, TX 77042

FORECLOSURE SALE:

Date: 
 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.**

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 COUNTY CLERK
 FORT BEND COUNTY TEXAS

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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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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.

/s/Khanh T. Vo

Khanh T. Vo
Attorney for Lender
State Bar No.: 24086871
kvo@vophamlaw.com
10300 Westoffice Dr., Suite 101
Houston, TX 77042
Phone: 713-271-8886
Fax: 713-271-8897

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NOTICE OF NON-JUDICIAL FORECLOSURE SALE

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 [REDACTED], 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, May 07, 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 April 16, 2024.

FILED

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P802

2024 APR 16 AM 10:18



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.

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NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **December 30, 2022**, **PREMIERLUX REALTY LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$136,482.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded 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 8, Block 1, Westbury Village, a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Slide No. 736/8, Plat Records, Fort Bend County, Texas, commonly known as 7730 Sign Street, Missouri City, Texas 77489; 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 **New York Mutual, 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 **THURSDAY, APRIL 18, 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, May 07, 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 April 16, 2024.

FILED *DM*
30923

2024 APR 16 AM 10:18

Sandy Dasigenis
Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

James T. ...
COUNTY CLERK

Matter No. 1920

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED

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2024 APR 16 PM 1:23

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Jana Richard

Rec
3/10/17
4/17

- Property To Be Sold. Lot Thirty-Five (35), Block Four (4) of RIDGEWOOD ESTATES, a subdivision of Fort Bend County, Texas, according to the map as recorded in Volume 5 on Page 29, plat records of Fort Bend County, Texas.
- Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:
Date: ~~May 7, 2024~~
Time: The sale shall begin no earlier than 10 A.M. or no later than three hours hereafter. The sale shall be completed by no later than 4:00 P.M.
Place: THE DESIGNATED AREA FOR FORECLOSURES IN FORT BEND COUNTY, TEXAS.

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 foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

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.

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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust (and security agreement-- financing statement) executed by OSCAR ANTONIO MEDINA and YOXSENY DORALINA CASTRO. The deed of trust is dated June 2, 2019, and is recorded in the office of the County Clerk of FORT BEND COUNTY, TEXAS, under County Clerk's File No. 2019061034 of the Real Property Records of FORT BEND COUNTY, TEXAS.

5. 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 SIXTY-SIX THOUSAND NINE HUNDRED DOLLARS (\$66,900.00) executed by OSCAR ANTONIO MEDINA and YOXSENY DORALINA CASTRO and payable to the order of DEL PEG, LLC, (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness OSCAR ANTONIO MEDINA and YOXSENY DORALINA CASTRO to DEL PEG, LLC. DEL PEG, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, DEL PEG, LLC, P.O. Box 171, Orchard, Texas 77464, please call (281) 773-3989.

6. Default and Request to Act . Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint a substitute trustee to conduct the sale.

Dated: April 2, 2024

Elizabeth Kellner
ELIZABETH KELLNER, Trustee

FILED

2024 APR 16 PM 1: 23

125

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Jana T. Kellner

1. Property To Be Sold. Lot Four (4), Block Forty-One (41) of RIDGEWOOD ESTATES, a subdivision of Fort Bend County, Texas, according to the map or plat thereof as recorded in Volume 5 on Page 29, 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: ~~March 15, 2024~~

Time: The sale shall begin no earlier than 10 A.M. or no later than three hours hereafter. The sale shall be completed by no later than 4:00 P.M.

Place: THE DESIGNATED AREA FOR FORECLOSURES IN FORT BEND COUNTY, TEXAS.

Rec
3/10/24
A.T.

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 foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

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.

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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust (and security agreement-- financing statement) executed by JESUS ZUNIGA and LORENA LOPEZ. The deed of trust is December 15, 2014, and is recorded in the office of the County Clerk of FORT BEND COUNTY, TEXAS, under County Clerk's File No. 2015004134 of the Real Property Records of FORT BEND COUNTY, TEXAS.

5. 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 THIRTY THOUSAND NINE HUNDRED DOLLARS (\$30,900.00) executed by JESUS ZUNIGA and LORENA LOPEZ and payable to the order of DEL PEG, LLC, (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness JESUS ZUNIGA and LORENA LOPEZ to DEL PEG, LLC. DEL PEG, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, DEL PEG, LLC, P.O. Box 171, Orchard, Texas 77464, please call (281) 773-3989.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint a substitute trustee to conduct the sale.

Dated: April 15, 2024

Elizabeth Kellner
ELIZABETH KELLNER, Trustee

FILED

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2024 APR 16 PM 1:22

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

- 1. Property To Be Sold. Lot Five (5), Block Forty-One (41) of RIDGEWOOD, a subdivision of Fort Bend County, Texas, according to the map or plat thereof as recorded in Volume 5 on Page 29, 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: ~~March 15, 2024~~
Time: The sale shall begin no earlier than 10 A.M. or no later than three hours hereafter. The sale shall be completed by no later than 4:00 P.M.
Place: THE DESIGNATED AREA FOR FORECLOSURES IN FORT BEND COUNTY, TEXAS.

Rec 3/16/24
L.T.

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 foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

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.

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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust (and security agreement-- financing statement) executed by JESUS ZUNIGA and LORENA LOPEZ. The deed of trust is August 24, 2019, and is recorded in the office of the County Clerk of FORT BEND COUNTY, TEXAS, under County Clerk's File No. 2019103274 of the Real Property Records of FORT BEND COUNTY, TEXAS.

5. 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 EIGHTY-SIX THOUSAND NINE HUNDRED DOLLARS (\$86,900.00) executed by JESUS ZUNIGA and LORENA LOPEZ and payable to the order of DEL PEG, LLC, (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness JESUS ZUNIGA and LORENA LOPEZ to DEL PEG, LLC. DEL PEG, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Questions concerning the sale may be directed to the undersigned or to the beneficiary, DEL PEG, LLC, P.O. Box 171, Orchard, Texas 77464, please call (281) 773-3989.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint a substitute trustee to conduct the sale.

Dated: April 15, 2024

Elizabeth Kellner
ELIZABETH KELLNER, Trustee

FILED

2024 APR 16 PM 1:22

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NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Jana Richardson

1. Property To Be Sold. Lots Six (6) and Seven (7), Block Four (4) of RIDGECROOD ESTATES, a subdivision of Fort Bend County, Texas, according to the map or plat thereof as recorded in Volume 5, Page 29, 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: ~~March 7, 2024~~

Time: The sale shall begin no earlier than 10 A.M. or no later than three hours hereafter. The sale shall be completed by no later than 4:00 P.M.

Place: THE DESIGNATED AREA FOR FORECLOSURES AT THE FORT BEND COUNTY COURTHOUSE IN RICHMOND, TEXAS.

Rec 3/10/24 J.T

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 foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

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.

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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust (and security agreement-- financing statement) executed by MAURILIO VAZQUEZ RODRIGUEZ and SANDRA AIDA ESCOBAR. The deed of trust is dated March 7, 2016, and is recorded in the office of the County Clerk of FORT BEND COUNTY, TEXAS, under County Clerk's File No. 2016033107 of the Real Property Records of FORT BEND COUNTY, TEXAS.

5. 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 SEVENTY THOUSAND ONE HUNDRED DOLLARS (\$70,100.00) executed by MAURILIO VAZQUEZ RODRIGUEZ and SANDRA AIDA ESCOBAR and payable to the order of DEL PEG, LLC, (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MAURILIO VAZQUEZ RODRIGUEZ and SANDRA AIDA ESCOBAR to DEL PEG, LLC. DEL PEG, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, DEL PEG, LLC, P.O. Box 171, Orchard, Texas 77464, please call (281) 773-3989.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint a substitute trustee to conduct the sale.

Dated: April 3, 2024

Elizabeth Kellner
ELIZABETH KELLNER, Trustee

FILED

2024 APR 16 PM 1:22

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NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Juan Hernandez

1. Property To Be Sold. Lot Thirteen (13), Block Three (3) of ROSEDALE ADEPTION, subdivision of Fort Bend County, Texas, according to the map or plat thereof as recorded in Volume 393 on Page 56, plat records of Fort Bend County, Texas.

Rec
3/10/17
JTF

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

Date: ~~May 7, 2024~~

Time: The sale shall begin no earlier than 10 A.M. or no later than three hours hereafter. The sale shall be completed by no later than 4:00 P.M.

Place: THE DESIGNATED AREA FOR FORECLOSURES IN FORT BEND COUNTY, TEXAS.

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 foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

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.

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.


4. Type of Sale. The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust (and security agreement-- financing statement) executed by AURELIANO A. HERNANDEZ and ENELIDA GONZALES. The deed of trust is dated September 24, 2016, and is recorded in the office of the County Clerk of FORT BEND COUNTY, TEXAS, under County Clerk's File No. 2016123014 of the Real Property Records of FORT BEND COUNTY, TEXAS.

5. 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 FIFTY THOUSAND FOUR HUNDRED DOLLARS (\$50,400.00) executed by AURELIANO A. HERNANDEZ and ENELIDA GONZALES and payable to the order of DEL PEG, LLC, (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness AURELIANO A. HERNANDEZ and ENELIDA GONZALES to DEL PEG, LLC. DEL PEG, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, DEL PEG, LLC, P.O. Box 171, Orchard, Texas 77464, please call (281) 773-3989.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint a substitute trustee to conduct the sale.

Dated: April 2, 2024


ELIZABETH KELLNER, Trustee