

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.publicans.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 William B. Travis Building 1st floor Meeting Room, 301 Jackson Street, Richmond, Texas 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



THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

**Order of the Commissioners Court of Fort Bend County, Texas
Designation of Location for Foreclosure and Tax Sales**

On this day there came to be considered by 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 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 in the county courthouse and another location in the county for the sale of real property seized under a tax warrant or sold pursuant to foreclosure of a tax lien;

NOW THEREFORE, it is hereby ORDERED that commencing May 6, 2014, 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 Travis Building, First Floor Meeting Room, 301 Jackson Street, Richmond, Texas, between the hours of 10:00 a.m. and 4:00 p.m.

It is further ordered that this designation shall be recorded on this day 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.

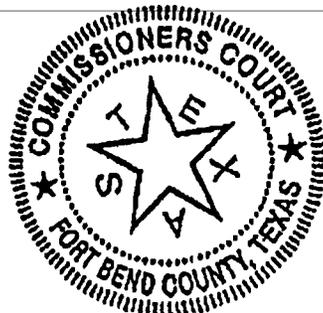
All sales prior to May 6, 2014 under Section 51.002(h) of the TEXAS PROPERTY CODE and Section 34.01(r) of the TEXAS TAX CODE shall remain at the north entrance of the Courthouse, 401 Jackson, Richmond, Texas.

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 4th day of February, 2014.


Robert E. Hebert, County Judge

Attest: 
Dianne Wilson, County Clerk



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas



February 07, 2014 03:00:55 PM

FEE: \$0.00 LW1
ORDER

2014012264

FILED

2020 JUL -2 PM 1:17

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

CONVENTIONAL
Firm File Number: 19-033509

Anna Richard 12
FBI

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 23, 2006, VALARIE GRAVES AND SPOUSE, JOHNNY GRAVES, as Grantor(s), executed a Deed of Trust conveying to DON W. LEDBETTER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006076115, to which reference is herein made for all purposes.

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, October 6, 2020** 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 in the area designated by the Commissioners Court, of Fort Bend county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

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

Property Address:	4214 OAK FOREST DRIVE MISSOURI CITY, TX 77459
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES WMABS SERIES 2006-HE4 TRUST 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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

Anna

SUBSTITUTE TRUSTEE
Leb Kemp, Carl Meyers, Traci Yeaman, Kelly McDaniel,
Tim Worstell, Israel Curtis, Clay Golden, Stephen Mayers,
Colette Mayers, Cary Corenblum, Julian Perrinc, Matthew
Hansen, Evan Press, Anna Sewart, David Barry, Byron
Sewart, Keith Wolfshohl or Telen Henderson or Patricia
Poston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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)
BROWN, SR. KENNETH
8510 PARAPET PLACE, ROSHARON, TX 77583

CONVENTIONAL
Firm File Number: 19-034216

2
FILED

2020 JUL -2 PM 1:17

Anna Richard

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 30, 2006, KENNETH BROWN, SR. A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to WASHINGTON MUTUAL BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006110815, 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, October 6, 2020 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 in the area designated by the Commissioners Court, of Fort Bend 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 43, IN BLOCK 1 OF SOUTHERN COLONY SECTION 1, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050137 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Property Address: 8510 PARAPET PLACE
ROSHARON, TX 77583
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-9, ASSET-BACKED CERTIFICATES, SERIES 2006-9
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.

Anna
SUBSTITUTE TRUSTEE:

Leb Kemp, Carl Meyers, Traci Yeaman, Kelly McDaniel, Tim Worstell, Israel Curtis, Clay Golden, Stephen Mayers, Colette Mayers, Cary Conplum, Julian Perrine, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Keith Wolfson or Helen Henderson or Patricia Poston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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

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FILED RH 68725

2020 JUL 16 AM 10:04

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/31/2018

Grantor(s)/Mortgagor(s):
JESUS RODRIGUEZ, A SINGLE MAN

Jesus Rodriguez
5000
78

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR REPUBLIC STATE MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
AmeriHome Mortgage Company, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2019000649

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

Legal Description: LOT THIRTY-EIGHT (38), IN BLOCK THREE (3), OF TEAL RUN, SECTION NINE (9), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1821/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Date of Sale: 10/6/2020

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

Place of Sale of Property: 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.

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.

Anna S

Notice Pursuant to Tex. Prop. Code § 51.002(l):
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

Leb Kemp, Carl Meyers, Traci Yeaman, Kelly McDaniel, Tim Worstell, Israel Curtis, Clay Golden, Stephen Mayers, Colette Mayers, Cary Corenblum, Julian Perrine, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton. Substitute Trustee
MCCARTHY & HOLTHUIS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

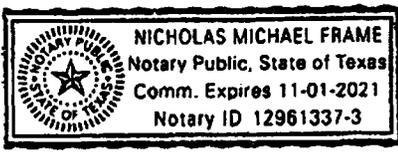
MH File Number: TX-20-76727-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, the undersigned Notary Public, on this day personally appeared ANNA SEWART as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16TH day of July, 2020.

Nicholas Michael Frame
Notary Public
Signature



19-362751

FILED

2020 JUL 16 AM 10:05

68725

Notice of Substitute Trustee's Sale

Yves Rodriguez

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(l)

Deed of Trust Date: October 12, 2017	Original Mortgagor/Grantor: ROBERT GONZALEZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALCON MUTUAL MORTGAGE LLC DBA ONETRUST HOME LOANS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: MIDFIRST BANK
Recorded in: Volume: n/a Page: n/a Instrument No: 2017112977	Property County: FORT BEND
Mortgage Servicer: Midland Mortgage	Mortgage Servicer's Address: 999 N.W. Grand Blvd, Oklahoma City, OK 73118

* 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 \$180,626.00, executed by ROBERT GONZALEZ and payable to the order of Lender.

Property Address/Mailing Address: 2103 BEACH BLUFF RD, ROSENBERG, TX 77469

Legal Description of Property to be Sold: LOT THIRTY-SEVEN (37), IN BLOCK THREE (3), OF THE TRAILS AT SEABOURNE PARKE, SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT PLAT NO(S). 20150158 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

Date of Sale: October 06, 2020	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Fort Bend County Travis Building, 301 Jackson Street, Richmond, TX 77469

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, MIDFIRST BANK, the owner and holder of the Note, has requested Leb Kemp, Carl Meyers, Traci Yeaman, Kelly McDaniel, Tim Worstell, Israel Curtis, Clay Golden, Stephen Mayers, Colette Mayers, Cary Corenblum, Julian Perrine, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, whose address is 1 Mauchly Irvine, CA 92618 or Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, 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.



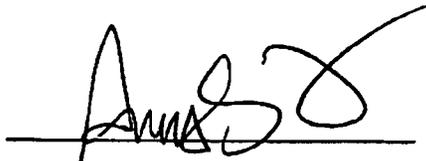
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Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *MIDFIRST BANK* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Leb Kemp, Carl Meyers, Traci Yeaman, Kelly McDaniel, Tim Worstell, Israel Curtis, Clay Golden, Stephen Mayers, Colette Mayers, Cary Corenblum, Julian Perrine, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, whose address is 1 Mauchly Irvine, CA 92618 or Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, 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 Leb Kemp, Carl Meyers, Traci Yeaman, Kelly McDaniel, Tim Worstell, Israel Curtis, Clay Golden, Stephen Mayers, Colette Mayers, Cary Corenblum, Julian Perrine, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, whose address is 1 Mauchly Irvine, CA 92618 or Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, 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

Leb Kemp, Carl Meyers, Traci Yeaman, Kelly McDaniel, Tim Worstell, Israel Curtis, Clay Golden, Stephen Mayers, Colette Mayers, Cary Corenblum, Julian Perrine, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Byron Sewart, or Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston., Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

5 FILED

2020 JUL 16 AM 10:05

20TX373-0137
7127 PEARL TERRACE LANE, ROSENBERG, TX 77469

Yusef P. ...
FORT BEND COUNTY

NOTICE OF FORECLOSURE SALE

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68725

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

LOT 7, BLOCK 2, OF WALNUT CREEK SECTION ELEVEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150225, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 28, 2016 and recorded on January 4, 2017 as Instrument Number 2017001405 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: October 06, 2020, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Building located at 301 Jackson Street, Richmond, Texas, first floor meeting room, 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 ESNIERKIS GONZALEZ AND JULIAN A. OCAMPO secures the repayment of a Note dated December 28, 2016 in the amount of \$283,902.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



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
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
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

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2020 JUL 23 AM 8:34

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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 30, 2015 and recorded under Clerk's File No. 2016005425, in the real property records of FORT BEND County Texas, with Raul C. Martinez Sr and Suhally Lira, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Stearns Lending, LLC., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Raul C. Martinez Sr and Suhally Lira, husband and wife securing payment of the indebtedness in the original principal amount of \$297,313.00 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 Raul C. Martinez Sr . 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 Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

LOT 42, 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.

SALE INFORMATION

Date of Sale: 10/06/2020

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: At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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, Lillian Poelker, Megan L. Randle, Ebbie Murphy, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 07/20/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-20-1010

FILED *ms*

2020 JUL 30 PM 3:26

Spencer Richard

00000007585441

5818 CENTENNIAL GLENN DR
KATY, TX 77450

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: October 06, 2020

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

Place: FIRST FLOOR MEETING ROOM, 301 JACKSON STREET,, RICHMOND, 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 29, 2016 and recorded in Document CLERK'S FILE NO. 2016095935 real property records of FORT BEND County, Texas, with STEPHEN LAWRENCE AND SUSAN LAWRENCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STEPHEN LAWRENCE AND SUSAN LAWRENCE, securing the payment of the indebtednesses in the original principal amount of \$221,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. IMPAC MORTGAGE CORP. 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



5818 CENTENNIAL GLENN DR
KATY, TX 77450

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

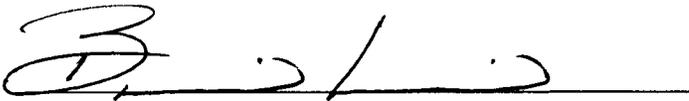
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, NICOLE PETE, EVELYN JOHNSON, OR SAMUEL DAFFIN II whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 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 Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-30-2020 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: Brian Cormier

Date: 7-30-2020

5818 CENTENNIAL GLENN DR
KATY, TX 77450

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FORT BEND

EXHIBIT "A"

LOT 48, IN BLOCK 4, OF CINCO RANCH SOUTHPARK, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1474/A AND 1474/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2020

2020 AUG 10 AM 10:51

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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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 10, 2015 and recorded under Clerk's File No. 2015092320, in the real property records of FORT BEND County Texas, with Howard Dorsey and spouse Jacqueline Dorsey as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Howard Dorsey and spouse Jacqueline Dorsey securing payment of the indebtedness in the original principal amount of \$295,241.00 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 Howard Dorsey and Jacqueline Dorsey. 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 Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

LOT 13, IN BLOCK 29, OF PECAN GROVE PLANTATION, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 11 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/06/2020

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: At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.



4725946

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Aaron Demuth, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

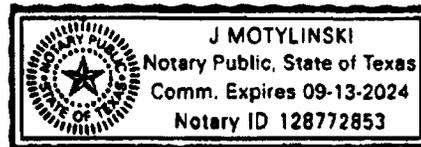
COUNTY OF HARRIS

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

Executed on this the 7th day of August, 2020.



Notary Public Signature



Posted and filed by: _____

Printed Name: _____

C&M No. 44-20-0442

SELECT PORTFOLIO SERVICING, INC. (SPS)
ANDREWS, FRED
2027 WOODLAND DRIVE, RICHMOND, TX 77406

CONVENTIONAL
Firm File Number: 18-029540

9
FILED
2020 AUG 10 PM 4:25

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 2, 2004, FRED H. ANDREWS AND WIFE, JACQUELINE ANDREWS, as Grantors, executed a Deed of Trust conveying to THOMAS E. BLACK JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2004139789, 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

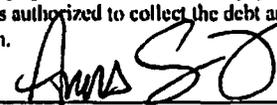
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 6, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Fort Bend 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 NINETEEN (19), IN BLOCK FOUR (4), OF PECAN GROVE PLANTATION SECTION SEVEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE(S) 558/B & 559/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 2027 WOODLAND DRIVE
RICHMOND, TX 77406
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2
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.


SUBSTITUTE TRUSTEE

Amar Sood, Jeff Leva, Sandy Dasigenis, Lillian Poelker,
Megan L. Randle-Bender, Rebecca Bolton, **Anna Sewart**,
David Barry, Byron Sewart, Keith Wolfshohl, Helen
Henderson or Patricia Poston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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

2020 AUG 10 PM 4:25

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SELECT PORTFOLIO SERVICING, INC. (SPS)
ALVAREZ, PEDRO
3102 LATROBE LANE, KATY, TX 77450

CONVENTIONAL
Firm File Number: 20-035881

John Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 27, 2017, PEDRO J ALVAREZ A/K/A PEDRO ALVAREZ AND MARIA Y ALVAREZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS E BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ANGEL OAK MORTGAGE SOLUTIONS LLC ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2017119091, 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, October 6, 2020 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 in the area designated by the Commissioners Court, of Fort Bend 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 TWO (2), OF KELLIWOOD POINTE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1287/B AND 1288/A, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address:	3102 LATROBE LANE KATY, TX 77450
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I, LLC, 2018-1, MORTGAGE-BACKED CERTIFICATES, SERIES 2018-1 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.

Anna Stewart

SUBSTITUTE TRUSTEE:
Anna Stewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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

2020 AUG 13 AM 9:52

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: October 31, 2003

Amount: \$68,000.00

Grantor(s): BARBARA ARMSTEAD and ROBERT ARMSTEAD

Original Mortgagee: AAMES FUNDING CORPORATION DBA AAMES HOME LOAN

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2004-HE2, Mortgage Pass-Through Certificates, Series 2004-HE2

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. 2003159085

Legal Description: 0058 | MCGARY, ACRES 0.25 and that property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Whereas, an Order to Proceed was entered on October 2, 2014 under Cause No. 14-DCV-215925 in the 240TH Judicial District Court of FORT BEND County, Texas

Date of Sale: October 6, 2020 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.

ISRAEL CURTIS OR KELLY MCDANIEL, TIM WORSTELL, COLETTE MAYERS, JULIAN PERRINE, LEB KEMP, MATTHEW HANSEN, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, KEITH WOLFSHOHL, HELEN HENDERSON, PATRICIA POSTON, JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, EVAN PRESS, CARY CORENBLUM OR CHAD RAUSCHER 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.



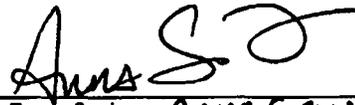
Anthony Adam Garcia, ATTORNEY AT LAW

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

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2014-021517



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

Anna Stewart
Substitute Trustee

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EXHIBIT A

A tract or parcel of land containing 0.25 acres, more or less, out of the Ivory Foster 59.16 acre tract in the Isaac McCary League, Abstract 58, Fort Bend County, Texas, and being more particularly described by metes and bounds:

For Connection Begin at an iron pipe found in the northeast line of Darst Road (Kendleton-Turkey Creek Road) marking the west corner of said 59.16 acre tract and the south corner of the D. L. Fulton tract;

THENCE South 65 deg. 10' East, 395.0 feet along the northeast line of said road to an iron pipe set for the west corner of and PLACE OF BEGINNING for this tract;

THENCE North 24 deg. 50' East, 125.0 feet to an iron pipe set for the north corner of this tract;

THENCE South 65 deg. 10' East, 86.0 feet to an iron pipe set for the east corner of this tract;

THENCE South 24 deg. 50' West, 125.0 feet to an iron pipe set for the south corner of this tract;

THENCE North 65 deg. 10' West, 86.0 feet to the PLACE OF BEGINNING along the northeast line of Darst Road, and containing 0.25 acres of land.

FILED

2020 AUG 20 PM 2:42

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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.

1. Property to Be Sold.

Commonly known as 1714 Timber Creek Drive, Missouri City, Texas 77459, the property to be sold is described as follows: LOT THIRTY-SEVEN (37), IN BLOCK ONE (1), OF CRESCENT OAK VILLAGE AT LAKE OLYMPIA, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1352/B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated March 26, 2014, and recorded in real property records of Fort Bend County, Texas as Document 2014032472.

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

Date: October 6, 2020

Time: 1:00 PM

Place: Fort Bend County Courthouse, Texas at the following location: TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSON ST., RICHMOND, TX (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

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 § 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 CARLTON MITCHELL and PINKIE Y. MITCHELL, provides that it secures the payment of the indebtedness in the original principal amount of \$424,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE, LLC is the current mortgagee of the note and deed of trust and COMPU-LINK CORPORATION D/B/A CELINK is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 101 West Louis Henna, Suite 310 Austin, Texas 78728, and the mortgage service exists. 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 § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, or Branch M. Sheppard as 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.

Annarose Harding
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH.
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, or Branch M. Sheppard, Substitute Trustee
c/o GALLOWAY JOHNSON TOMPKINS BURR & SMITH
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING
I am _____ whose address is c/o Galloway, Johnson, Tompkins, Burr & Smith 1301 McKinney Drive, Suite 1400, Houston, TX 77010. 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.

CAUSE NO. 19-DCV-269453

IN RE: ORDER FOR FORECLOSURE
CONCERNING

1714 TIMBER CREEK DRIVE
MISSOURI CITY, TEXAS 77459

UNDER TEX. R. CIV. P. 736

PETITIONER:

FINANCE OF AMERICA REVERSE LLC

RESPONDENT(S):

CARLTON MITCHELL and
PINKIE Y. MITCHELL

IN THE DISTRICT COURT OF

FORT BEND COUNTY, TEXAS

240th JUDICIAL DISTRICT

REVERSE MORTGAGE FORECLOSURE ORDER

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After reviewing the Motion for Final Judgment and Reverse Mortgage Foreclosure Order, the pleadings, the affidavits and the arguments of counsel, the Court finds:

1. Rule 736.8(b)(1) - All material facts establishing Respondents' default are alleged in Applicant's Application for Expedited Foreclosure Under Rule 736 on a Reverse Mortgage, the supporting exhibits, and supporting affidavits. Those facts are adopted and incorporated by reference in this order.

2. Under Tex. Const. Art. XVI §50(k)(6)(D), the advancement of funds on Mortgagors' behalf to pay taxes and/or insurance on the Property in conjunction with Secretary approval qualified as a default event which required the payment of all principal and interest owed under the Loan Agreement. The necessary conditions precedent for Applicant to exercise

ROUTED TO COURT 3/3/20 ae

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RT'D TO D. CLERK 3/6/20 ae

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its rights under the security instrument by proceeding with a non-judicial foreclosure against the Property has been accomplished.

3. Mortgagor failed on an obligation specified in the loan documents to repair and maintain, pay taxes and assessments on or insure the homestead property, which accelerated the maturity of the Reverse Mortgage debt and subjected the Property to payment of all principal, interest and other fees and expenses allowed under the Reverse Mortgage made the subject of this proceeding by a nonjudicial foreclosure under Tex. Const. Art. XVI § 50(k)(6)(D) and Tex. Const. Art. XVI §50(k)(11).

4. Rule 736.8(b)(2) – Applicant is the current mortgagee, as that term is defined in Tex. Prop. Code. §51.001, of a valid Texas reverse mortgage “loan agreement,” as that term is defined in Tex. Bus. & Comm. Code §26.02 (“Loan Agreement”) that was created in accordance with Tex. Const. Art. XVI §50(a)(7) and secured by the real property and improvements (the “Property”) commonly known as 1714 Timber Creek Drive, Missouri City, Texas 77459 and more particularly described as:

LOT THIRTY-SEVEN (37), IN BLOCK ONE (1), OF CRESCENT OAK VILLAGE AT LAKE OLYMPIA, SECTION TWO (2), AN ADDITION IN FORT BEND COUNT, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1352/B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

5. Rule 736.8(b)(3) – Mortgagor is subject to this order. Mortgagor is Carlton Mitchell, whose last known address is 1714 Timber Creek Drive, Missouri City, Texas 77459. and Pinkie Y. Mitchell, whose last known address is 1714 Timber Creek Drive, Missouri City, Texas 77459. Plus, any and all occupants of 1714 Timber Creek Drive, Missouri City, Texas 77459, whose last known address is the subject Property are also subject to this order.

6. Rule 736.8(b)(4) – Applicant, Finance of America Reverse LLC, its successors

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and/or assigns, is entitled to relief on the reverse mortgage lien recorded in the Fort Bend County public real property records under number 2014032472. Applicant will enforce its security interest pursuant to the terms of the Loan Agreement and Tex. Prop. Code §51.002. The Trustee or Substitute Trustee, Robert K. Fowler, or his successor, was appointed to conduct the sale under Tex. Prop. Code §51.002.

IT IS THEREFORE ORDERED that Applicant, its successors and/or assigns in accordance with Tex. Const. Art. XVI §50(k)(11) shall enforce the Loan Agreement default by foreclosing its security interest encumbering the Property pursuant to the Loan Agreement or Tex. Prop. Code §51.002;

IT IS FURTHER ORDERED that if a person occupying the Property fails to surrender possession of the premises after foreclosure, Applicant, or its successor in interest, shall be entitled to a Writ of Possession issued in accordance with Tex. R. Civ. P. 310;

IT IS FURTHER ORDERED that Applicant shall be, and the same hereby is, awarded reasonable and necessary attorneys' fees and costs to be assessed to the loan; and

IT IS FURTHER ORDERED Applicant is entitled to all writs necessary to enforce this Judgment.

All relief not granted herein is denied.

SIGNED this _____ day of 7/20/2020, 2020.



JUDGE PRESIDING

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ORDER PREPARED BY:

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A Professional Law Corporation

//s// Branch M. Sheppard

BRANCH M. SHEPPARD

Texas State Bar No. 24033057

BSheppard@gallowaylawfirm.com

SARA A. MORTON

Texas Bar No. 24051090

SMorton@gallowaylawfirm.com

ANNAROSE M. HARDING

Texas Bar No. 24071438

AHarding@gallowaylawfirm.com

1301 McKinney, Suite 1400

Houston, Texas 77010

(713) 599-0700 (Telephone)

(713) 599-0777 (Facsimile)

ATTORNEYS FOR APPLICANT,
FINANCE OF AMERICA REVERSE LLC

13 75
FILED
Am 2
2020 AUG 20 AM 2: 23

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: November 17, 2006
Grantor(s): Eric Owens and Spouse, Tannerra Owens
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Suntrust Mortgage Inc.
Original Principal: \$34,260.00
Recording Information: Instrument Number 2006156486
Property County: Fort Bend
Property: Lot Six (6), in Block Three (3) of Quail Valley Subdivision, Thunderbird Patio Homes, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 15 of the Map Records of Fort Bend County, Texas.
Property Address: 3707 Cedar Valley Drive
Missouri City, TX 77459

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust II
Mortgage Servicer: Statebridge Company, LLC
Mortgage Servicer Address: 5680 Greenwood Plaza Blvd.
Suite 100S
Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: October 6, 2020
Time of Sale: 1:00 pm or within three hours thereafter.
Place of Sale: The Travis Building, first floor meeting room 301 Jackson St., Richmond, TX 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: Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, or Jonathan Cole Emert, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

WHEREAS. the above-named Grantor previously conveyed the above described property in trust to

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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 has been removed and Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, or Jonathan Cole Emert, any to act, 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. Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, or Jonathan Cole Emert, 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.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32313
(850) 422-2520

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 15-14813

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FILED FOR RECORD
NO _____ TIME 8:00 P.M. 

AUG 27 2020

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Anna Richard
County Clerk Fort Bend Co. Texas

WHEREAS, on 2/9/2010, KAREN DAVIS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of TERRI DANIEL, as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for GVC MORTGAGE, INC. DBA PREFERRED CAPITAL, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$121,428.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for GVC MORTGAGE, INC. DBA PREFERRED CAPITAL, which Deed of Trust is Recorded on 2/16/2010 as Volume 2010013347, Book , Page , in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT TWENTY-FIVE (25), IN BLOCK TWO (2), OF ESTATES OF TEAL RUN SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. P2156/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: **4023 LONGWAY ESTATES, 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 Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, 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 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for J.P. Morgan Mortgage Acquisition Corp., 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 10/6/2020 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 8/26/2020

WITNESS, my hand this 8/27/2020

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Sandy Dasigenis

By: Substitute Trustee(s)
Anna Sewart or David Barry or Byron Sewart or
Keith Wolfshohl or Helen Henderson or Patricia
Poston, Jeff Leva, Sandy Dasigenis, Lillian
Poelker, Megan L. Randle, Ebbie Murphy,

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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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 9, BLOCK 3, AVALON AT RIVERSTONE SECTION EIGHTEEN-A (18-A), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN PLAT NO. 20160164, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/18/2018 and recorded in Document 2018080624 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: 10/06/2020

Time: 10:00 AM

Place: Fort Bend County, Texas at the following location: TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSON ST., RICHMOND, TEXAS (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 EDWARD CHARLES RAJUAI AND TERRI SHAQUITA BEAUDION, provides that it secures the payment of the indebtedness in the original principal amount of \$646,893.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

THIS FORECLOSURE SALE IS BEING CONDUCTED UNDER THE EXCEPTION REFERENCED IN GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-28(1)(A)

FILED FOR RECORD
NO _____ TIME 8:00 P.M.

AUG 27 2020

Laura Richard
County Clerk Fort Bend Co. Texas

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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: 10/06/2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Fort Bend County, Texas at the following location: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSON ST., RICHMOND, TEXAS (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.

FILED FOR RECORD
NO _____ TIME **8:00 P.M.**

AUG 27 2020

Anna Richard
County Clerk Fort Bend Co. Texas

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Notice of [Substitute] Trustee Sale

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

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

**LOT 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

**1 Mortgage Way
Mt. Laurel, NJ 08054**

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: August 26, 2020



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

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

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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: 10/06/2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Fort Bend County, Texas at the following location: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSON ST., RICHMOND, TEXAS (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: 19318 DESERT CALICO LANE, RICHMOND, TX 77407

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/28/2006 and recorded 05/11/2006 in Document 2006055333, real property records of Fort Bend County, Texas, with **Marlen Evelyn Mendoza and Fidel Angel Hernandez, wife and husband** grantor(s) and WMC MORTGAGE CORP. 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 **Marlen Evelyn Mendoza and Fidel Angel Hernandez, wife and husband**, securing the payment of the indebtedness in the original principal amount of **\$102,136.00**, 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 MASTR Asset Backed Securities Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3** is the current mortgagee of the note and deed of trust or contract lien.

FILED FOR RECORD
NO _____ TIME 2:00 P.M.

AUG 27 2020

Jana Richard
County Clerk Fort Bend Co. Texas

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Notice of [Substitute] Trustee Sale

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

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

LOT 13, BLOCK 6, BRADFORD PARK SEC. 1, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NUMBER 20050034 OF THE PLAT RECORDS, 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

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

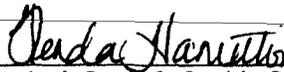
17

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: August 26, 2020



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

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

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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: 02/24/2000
Grantor(s): AMY J. AGUIRRE
HILARIO AGUIRRE
Original Mortgagee: GREENPOINT CREDIT, LLC
Original Principal: \$65,883.89
Recording Information: Instrument 2000015973
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 9110 DRACHENBERG, BEASLEY, TX 77417

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Bank of New York Mellon Trust Company N.A. as successor in interest to all permitted successors and assigns of Bank One, National Association as Trustee, of the GreenPoint Manufactured Housing Contract Trust, Pass-Through Certificates, Series 2000-3
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: The Bank of New York Mellon Trust Company N.A. as successor in interest to all permitted successors and assigns of Bank One, National Association as Trustee, of the GreenPoint Manufactured Housing Contract Trust, Pass-Through Certificates, Series 2000-3
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of October, 2020
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Fort Bend County Travis Building, First Floor Meeting Room, 301 Jackson St., Richmond, Texas 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 Jack Palmer or Jeff Leva or Sandy Desigenis, Michael Burns, Tori Jones, or Suzanne Suarez, 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. Jack Palmer or Jeff Leva or Sandy Desigenis, Michael Burns, Tori Jones, or Suzanne Suarez, 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 FOR RECORD

NO. _____ TIME 11:22 AM

AUG 27 2020

Anna Richard
County Clerk Fort Bend Co. Texas

FILED
AUG 27 2020
11:22 AM
DORR
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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): Jack Palmer or Jeff Leva or Sandy Desigenis, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on AUG. 27, 2020 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"

A 1.3085 ACRES TRACT, KNOWN AS TRACT 15 LOCATED IN THE S.A. AND M. G.R.R., SURVEY, ABSTRACT NO. 327 IN FORT BEND COUNTY, TEXAS AND BEING PART OF LOT 13 OF TURKEY CROOK SUBDIVISION, A MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 233 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. THE 1.3085 ACRES TRACT IS ALSO OUT OF AND BEING THE SAME AS THAT CERTAIN CALLED 48.208 ACRES TRACT, CALLED TRACT II DESCRIBED IN A PARTITION DEED DATED DECEMBER 26, 1973 BETWEEN SHARON K. WALLINGFORD AND JESSIE FAY HOHMAN AS RECORDED IN VOLUME 608, PAGE 532 OF SAID DEED RECORDS. THE 1.3085 ACRES TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF LOTS 13, 12, 16 AND 17 AS RECORDED IN VOLUME 53, PAGE 233 OF THE F.B.C.D.R. AND BEING ON THE CENTER LINE OF DRACHENBERG ROAD, A 60 FOOT RIGHT-OF-WAY;

THENCE SOUTH 44 DEGREES 51 MINUTES 05 SEC. WEST, ALONG THE CENTER LINE OF SAID DRACHENBERG ROAD, A DISTANCE OF 150.00 FEET TO A POINT FOR A CORNER, MARKING THE EAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 51 MINUTES 05 SECONDS WEST, CONTINUING ALONG THE CENTER LINE OF SAID DRACHENBERG ROAD, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER, MARKING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 45 DEGREES 08 MINUTES 55 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF TRACT 14 AS SHOWN IN SAID TRACT II, A DISTANCE OF 30.00 FEET TO A FENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 380.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR A CORNER; SAID CORNER MARKS THE NORTH CORNER OF TRACT 14, THE EAST CORNER OF TRACT 19, THE SOUTH CORNER OF TRACT 18, AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 45 DEGREES 51 MINUTES 05 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF TRACT 18 AS SHOWN IN SAID TRACT II, A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER; SAID CORNER MARKS THE EAST CORNER OF TRACT 18, THE SOUTH CORNER OF TRACT 17, THE WEST CORNER OF TRACT 16, AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 45 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF TRACT 16 AS SHOWN IN SAID TRACT II, A DISTANCE OF 350.00 FEET TO A 5/8 INCH IRON ROD SET AND CONTINUING FOR A TOTAL DISTANCE OF 380.00 FEET TO A POINT FOR CORNER; SAID CORNER MARKS THE SOUTH CORNER OF TRACT 16, THE WEST CORNER OF LOT 17, THE NORTH CORNER OF LOT 16, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; SAID TRACT THUS CONTAINING 1.3085 ACRES TRACT, MORE OR LESS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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SFP 03 2020

C&M No. 44-19-2843/ FILE NOS

19

Jana Richard
County Clerk, Fort Bend Co. Texas

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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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 21, 2014 and recorded under Clerk's File No. 2014017430, in the real property records of FORT BEND County Texas, with Joshua Guillory, married man as Grantor(s) and Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for The First National Bank of Layton, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Joshua Guillory, married man securing payment of the indebtedness in the original principal amount of \$139,650.00 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 Joshua Guillory. Stearns Lending, 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 THIRTY-THREE (33), IN BLOCK ONE (1), OF TEAL RUN, SEC. 14, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2541/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/06/2020

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: At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 08/31/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-19-2843

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#: 20-24974

FILED FOR RECORD
NO _____ TIME 9:04 P.M.

20

SEP 03 2020

Jana Richard
County Clerk Fort Bend Co. Texas

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/9/2004, HERBERT J. DAWSON, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of L. B. HODGES, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CITYWIDE MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$116,000.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CITYWIDE MORTGAGE CORPORATION, which Deed of Trust is Recorded on 1/3/2005 as Volume 2005000681, Book , Page , in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT FIFTY-THREE (53), IN BLOCK TWO (2), OF MEADOWCREEK SUBDIVISION, SECTION ONE (1) AND SECTION FOUR (4), AN ADDITION IN FRONT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 12 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS

Commonly known as: 2315 LA QUINTA DR, MISSOURI CITY, TX 77459

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, Lillian Poelker, Megan L. Randle, Ebbie Murphy 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 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-1, 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 10/6/2020 at 1:00 PM, or no later than three (3) hours after such time, in Fort Bend County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**



4726420

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

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

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 9/2/2020

WITNESS, my hand this 9/3/2020

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Sandy Dasigenis

By: Substitute Trustee(s)
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan
L. Randle, Ebbie Murphy
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FILED

2020 SEP 10 AM 9:44

21

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

TR

20TX324-0015
902 OAKLAND CT., SUGAR LAND, TX 77498

NOTICE OF FORECLOSURE SALE

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

LOT FIFTY-THREE (53), IN BLOCK TWO (2), OF SUGAR MILL, SECTION FIVE (5) REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 2 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 10, 2018 and recorded on October 10, 2018 as Instrument Number 2018115188 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: October 06, 2020, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Building located at 301 Jackson Street, Richmond, Texas, first floor meeting room, 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 LUUCID ESTATES, LLC, BY CHARLES LUU, SOLE MEMBER, secures the repayment of a Note dated October 10, 2018 in the amount of \$200,994.00. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR INVICTUS RESIDENTIAL POOLER TRUST 2A, whose address is c/o FCI Lender Services, Inc., 8180 East Kaiser Blvd., Anaheim Hills, CA 92808, is the current mortgagee of the Deed of Trust and Note and FCI Lender Services, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

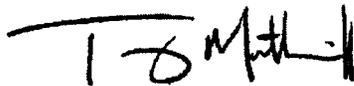
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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



4726476

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



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
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, SANDY DASIGENIS, declare under penalty of perjury that on the 10TH day of SEPTEMBER, 2020, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE SALE

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PM
2020 SEP 10 AM 12:12

Deed of Trust Date:
8/29/2013

Grantor(s)/Mortgagor(s):
CASEY V. WIESE, AN INDIVIDUAL

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

Current Beneficiary/Mortgagee:
CitiMortgage, Inc.

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2013112101

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

Legal Description: LOTS NUMBERED TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), TWENTY-THREE (23), TWENTY-FOUR (24) AND TWENTY-FIVE (25), IN BLOCK NO. ONE (1), OF BRAZOS VALLEY, SECTION ONE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 371, PAGE 142 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS

Date of Sale: 10/6/2020

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

Place of Sale of Property: 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.

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

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

Anna 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, Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-70728-POS
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE SALE

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Deed of Trust Date:
4/25/2019

Grantor(s)/Mortgagor(s):
MUZAFFAR HASAN SIDDIQI AND ZAHIDA SIDDIQI

Original Beneficiary/Mortgagee:
ATHAS CAPITAL GROUP, INC., A CALIFORNIA CORPORATION

Current Beneficiary/Mortgagee:
Toorak Capital Partners, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2019041978

Property County:
FORT BEND

FILED
pm 10
2020 SEP 10 AM 12:12

Mortgage Servicer:
Cohen Financial is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4601 College Boulevard, Suite 300,
Leawood, KS 66211

Janice Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Legal Description: LOT THREE (3), IN BLOCK TWO (2), OF CROWN GARDEN AT IMPERIAL SECTION 1B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20150194 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 10/6/2020

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

Anna S O

Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-20-78420-POS
Loan Type: Contract For Deed

FILED

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Notice of Foreclosure Sale

2020 SEP 11 PM 3: 20

September 10, 2020

Deed of Trust ("Deed of Trust") and Vendor's Lien:

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

Dated: December 17, 2015

Grantor: Odell Bobby Winn II and Christian Winn

Trustee: Jay C. Paxton

Lender: Ronald R. Scharn and Nguyet Anh Ly

Recorded in: Vendor's Lien retained in deed recorded under Clerk's File No. 2015142050, and Deed of Trust recorded under Clerk's File No. 2015142051 all in the Official Public Records of Fort Bend County, Texas

Legal Description: Being a 8,475 square foot tract of land, more or less, being a part of Lot Nine (9), and a part of Lot Ten (10), in Block Seven (7), of Sugar Creek, Section Twenty-one (21), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 38, of the Plat Records of Fort Bend County, Texas. Said 8,475 square feet tract of land being more particularly described as follows:

COMMENCING at an "X" found cut in the pavement at the East end of that certain curve shown as Curve 29 on said plat, said curve being concave to the South, a radial line to said commencing point bears North 5° 54' 20" West, 1862.00 feet;

THENCE South 5° 54' 20" East, 40.00 feet to a 5/8 inch iron rod found at the most Northerly West corner of the herein described tract of land and the PLACE OF BEGINNING of this description; THENCE North 84° 05' 40" East, 52.80 feet coincident with the South right-of-way line of said Sugar Creek Boulevard to a 3/4 inch iron rod set for corner;

THENCE South 5° 54' 20" East, 120.00 feet to a 3/4 inch iron rod set in the Southeast line of said Lot 9;

THENCE South 84° 05' 40" West, 52.80 feet to a 5/8 inch iron rod found for corner;

THENCE South 81° 31' 18" West, 17.20 feet to a 3/4 inch iron rod

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found for corner;

THENCE North 6° 29' 02" West, 120.69 feet to a 3/4 inch iron rod found at the South right-of-way line of Sugar Creek Boulevard, being the beginning of a curve concave to the South, a radial line to said beginning point bears North 6°29' 02" West, 1822.00 feet;

THENCE Easterly coincident with said South right-of-way line and along said curve 18.39 feet through a central angle of 0° 34' 42" to the PLACE OF BEGINNING, containing 8475 square feet of land.

Secures: Promissory Note ("Note") in the original principal amount of \$435,000.00, executed by Odell Bobby Winn II and Christian Winn ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: **Tuesday, October 6, 2020**

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Fort Bend County Travis Building, First Floor Meeting Room, 301 Jackson Street, Richmond, Texas 77469, in Fort Bend County, Texas, or if the preceding area is no longer the designated area for conducting foreclosure sales pursuant to Section 51.002 of the Texas Property Code, at the area most recently designated by the Fort Bend County Commissioners Court for conducting such sales

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 Ronald R. Scharn and Nguyet Anh Ly'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, Ronald R. Scharn and Nguyet Anh Ly, the owner and holder of the Note, have requested Trustee to sell the Property. Such sale shall constitute a foreclosure of the Vendor's Lien securing payment of the Note and the lien of the Deed of Trust.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Ronald R. Scharn and Nguyet Anh Ly pass 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. 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, WHERE IS, WITH ALL FAULTS AND WITHOUT WARRANTY OR REPRESENTATIONS OF ANY KIND. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. No information will be provided by the undersigned Trustee.

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

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



Jay C. Paxton, Trustee
Morris, Lendais, Hollrah & Snowden, PLLC
520 Post Oak Blvd., Suite 700
Houston, Texas 77027
Tel. (713) 966-7200

FILED 25

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 2020 SEP 14 AM 10:15

September 10, 2020

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND §

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS R

DEED OF TRUST ("Deed of Trust"):

Dated: December 17, 2018
Grantor: FELICITA AMAYADESORTO and JOSE ANGEL CERVANTES-REYES
Trustee: Bret A. Schulte
Lender: 16722 CHESHIRE PLACE TRUST
Recorded in: Official Public Records of Real Property of FORT BEND County Texas under file No. 2018140221
Property: Lot 36, Block 5, a REPLAT OF CHELSEA AT MISSION BEND, an addition in Fort Bend County, Texas, according to the map or plat recorded in Slide No. 2229/B of the Map Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 16722 Cheshire Place Drive, Houston, TX 77083
Secures: Promissory Note executed December 17, 2018 ("Note") in the original principal amount of \$206,000.00, executed by FELICITA AMAYADESORTO and JOSE ANGEL CERVANTES-REYES ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
Substitute Trustee(s): Loan T. Tran and Khanh T. Vo
9750 Bellaire Blvd, Ste 299, Houston, TX 77036

FORECLOSURE SALE:

Date: Tuesday, October 6, 2020
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 Travis Building, 301 Jackson Street, Richmond, TX 77469 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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WHEREAS a default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, present owner and holder of the Note, has appointed Loan T. Tran and Khanh T. Vo 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

9750 Bellaire Blvd, Suite 299, Houston, TX 77036

Phone: 713-271-8886

Fax: 713-271-8897

Secures: Secured Note ("Note"), dated January 3, 2020, in the original principal amount of \$16,050,000.00, executed by Grantor, payable to the order of Lender and currently held by Holder.

Recording: The Deed of Trust was recorded on January 7, 2020, in the Real Estate Records of Fort Bend County, Texas (the "Records"), as Instrument No. 2020002229.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust (defined above); the legal description of the real property is also, for the sake of convenience only, described in Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale: Tuesday, October 6, 2020

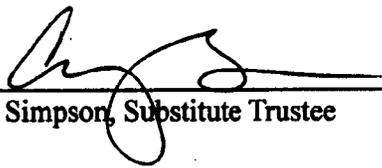
Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale: At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or as otherwise designated by the Fort Bend County Commissioners Court as the area where foreclosure sales are to take place.

Holder has appointed Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Robin Dubas, Jeremy Nauman, Ginger Epstein, Amy Simpson, Sherry Witt, Janice Wright and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.



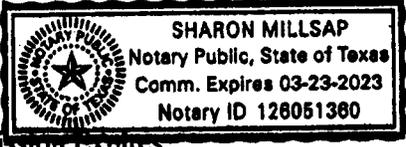
Amy Simpson, Substitute Trustee

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STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10th day of September, 2020, by Amy Simpson, as Substitute Trustee.

[SEAL]



My Commission Expires:

March 23, 2023

Sharon Millsap
Notary Public, State of Texas

Sharon Millsap
Printed Name of Notary

After recording return to:

Amy Simpson
c/o Bryan Cave Leighton Paisner
2200 Ross Avenue, Suite 3300
Dallas, Texas 75201

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EXHIBIT A

(Property Description)

**All of Reserve "C", of TELFAIR LAKEFRONT DISTRICT EAST BUSINESS PARK
COMMERCIAL RESERVES PHASE 1, a subdivision in Fort Bend County, Texas, according to
the map or plat thereof recorded in Plat No. 20130096 of the Plat Records of Fort Bend County,
Texas.**

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 01, 2006 and recorded under Clerk's File No. 2006020388, in the real property records of FORT BEND County Texas, with James Henry Bolden and Lottie Walton Bolden, husband and wife in community property as Grantor(s) and IndyMac Bank, FSB as Original Mortgagee.

Deed of Trust executed by James Henry Bolden and Lottie Walton Bolden, husband and wife in community property securing payment of the indebtedness in the original principal amount of \$649,950.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James Bolden. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage 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 LP is acting as the Mortgage Servicer for the Mortgagee. Selene Finance LP, is representing the Mortgagee, whose address is: 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546.

Legal Description:

LOT 14, BLOCK 2, SIENNA POINT SECTION NUMBER 3, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1795/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 10/06/2020

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: At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 09/10/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: *Sandy Dasigenis*
Printed Name: SANDY DASIGENIS

C&M No. 44-18-2016

FILED

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NOTICE OF FORECLOSURE SALE

2020 SEP 14 AM 10:34

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:

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

LOT ELEVEN (11), IN BLOCK ONE (1), OF FALCON POINT, SECTION ONE (1) AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 693/A, 693/B AND 694/A 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: October 6, 2020

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: FORT BEND County in Richmond, Texas at the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Anuradha Chakravarty and Manash Chakravarty (Pro Forma) ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated March 24, 1995 and executed by Debtor in the Original Principal Amount of \$162,750.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the SCIG Series III Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated March 24, 1995, designating Gary Bradley as the Original Trustee and is recorded in the office of the County Clerk of FORT BEND County, Texas, under Instrument No. 9516774, of the Real Property Records of FORT BEND County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

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

DATED 9/14/2020



Jeff Leva, Sandy Dasigenis, Lillian Poelker,
Richard E. Anderson, Ray Vela, or Cesar DeLaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

FILED

29

2020 SEP 14 PM 1:24

934 KENFOREST DRIVE
MISSOURI CITY, TX 77489

0000009051087

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: October 06, 2020

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

Place: FIRST FLOOR MEETING ROOM, 301 JACKSON STREET,, RICHMOND, 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 08, 2007 and recorded in Document CLERK'S FILE NO. 2007129185 real property records of FORT BEND County, Texas, with REGINALD NELSON AND REBA NELSON, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REGINALD NELSON AND REBA NELSON, securing the payment of the indebtednesses in the original principal amount of \$105,000.00, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST X is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, NICOLE PETE, EVELYN JOHNSON, SAMUEL DAFFIN II, 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 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 Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-14-2020 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: Brian Cormier

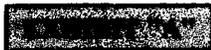
Date: 9-14-2020

934 KENFOREST DRIVE
MISSOURI CITY, TX 77489

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00000009051087

00000009051087

FORT BEND



LOT EIGHT (8), IN BLOCK THIRTEEN (13), OF 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.

2020 SEP 14 PM 1:24

30

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

4915 MULBERRY CIRCLE
MISSOURI CITY, TX 77459

00000007778467

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: October 06, 2020

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

Place: FIRST FLOOR MEETING ROOM, 301 JACKSON STREET,, RICHMOND, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 09, 2007 and recorded in Document CLERK'S FILE NO. 2007059903 real property records of FORT BEND County, Texas, with GWENDOLYN GIBBS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GWENDOLYN GIBBS, securing the payment of the indebtedness in the original principal amount of \$136,000.00, 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 TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



NTSS00000007778467

4915 MULBERRY CIRCLE
MISSOURI CITY, TX 77459

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00000007778467

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 BRIAN CORMIER, CARMEN MUNOZ, EVELYN JOHNSON, OR SAMUEL DAFFIN II 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 Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-14-2020 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: Brian Cormier

Date: 9-14-2020

4915 MULBERRY CIRCLE
MISSOURI CITY, TX 77459

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00000007778467

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FORT BEND



LOT THREE (3), IN BLOCK EIGHT (8) OF HERITAGE COLONY, SECTION THREE (3), AT FIRST COLONY, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1549/B AND 1550/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

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Date: September 14, 2020

FILED

NG

Lien for Unpaid Assessments

2020 SEP 14 PM 2:41

Owner(s): APRIL HUMPHREYS

Janice Richard

Property: LOT FIFTY-EIGHT (58), BLOCK TWO (2), YOUNG RANCH (d), A SUBDIVISION IN FORT BEND COUNTY AND WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150311, PLAT RECORDS, FORT BEND COUNTY AND CLERK'S FILE NO. 201508438, MAP RECORDS, WALLER COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 29827 NORWOOD CANYON LANE, KATY, TEXAS, 77494, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File Number 2016002789 and filed on January 11, 2016 and also recorded under Waller County Clerk's File Number 1600214 and filed on January 12, 2016 all in the Official Public Records of Real Property of Fort Bend and Waller County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), OWNERS ASSOCIATION OF YOUNG RANCH, (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 and/or Waller County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes and Catherine Zarate, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

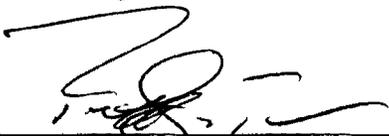
Date of Sale: (first Tuesday of month) Tuesday, **October 6, 2020.**

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Travis Building, First Floor Meeting Room, 301 Jackson Street, Richmond, Texas 77469 or as designated by the County Commissioners Court.

APRIL HUMPHREYS, upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$2,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Terry H. Sears, Trustee for Owners Association of Young Ranch

FILED

32

2020 SEP 15 AM 8:18

J

NOTICE OF TRUSTEE'S SALE

Anna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Owner: LANA D. JONES

Association: CityPlaza at Town Square Property Owners' Association, Inc., a Texas Limited Liability Corporation

Declaration: "Condominium Declaration for **CITYPLAZA AT TOWN SQUARE, A CONDOMINIUM**" recorded under Fort Bend County Clerk's File No. 2005010301 of the Official Public Records of Fort Bend County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 109, in **CITYPLAZA AT TOWN SQUARE, A CONDOMINIUM**, a Condominium Regime according to the Declaration recorded under Fort Bend County Clerk's File No. 2005010301 of the Official Public Records of Fort Bend County, Texas and all amendments thereto.

Date of Sale: October 6, 2020

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 10:00 a.m.

Place of Sale: 301 Jackson Street, 1st Floor Meeting Room, Richmond, Texas as designated by the Fort Bend County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.

Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association, subject to all matters of record affecting the above described property, and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 14th day of September, 2020.

K Slaughter
Richard C. Lievens or Kristi A. Slaughter, Trustee
9225 Katy Freeway, Suite 250, Houston, TX 77024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain Deed of Trust dated November 24, 2014, recorded under Document No. 2014130903, in the Official Public Records of Fort Bend County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Scott Cubbler and Denise Cubbler (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 November 24, 2014, in the original principal sum of \$447,300.00 executed by Scott Cubbler and Denise Cubbler and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, Texas Dow Employees Credit Union ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor 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, Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson, Patricia Poston or James L. Hollerbach, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Fort Bend County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Fort Bend County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor

COUNTY CLERK
Anna Sewart

2020 SEP 15 AM 9:14

FILED

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 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 Travis Building, First Floor Meeting Room 301 Jackson St., Richmond, Fort Bend County, Texas (as designated by the Commissioners Court of that county), at 1:00 p.m. (at the earliest), or within three (3) hours thereafter, on October 6, 2020, 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 14th day of September, 2020.

Anna S

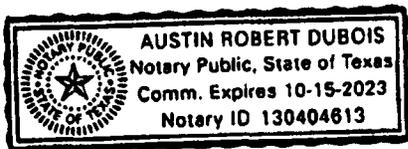
Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson, Patricia Poston or James L. Hollerbach, Substitute Trustee
6700 N. New Braunfels Avenue,
San Antonio, Texas 78209

STATE OF TEXAS . §
COUNTY OF Harris §

This instrument was acknowledged before me on the 14th day of September, 2020, by Anna Sewart or ~~David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson, Patricia Poston or James L. Hollerbach~~, Substitute Trustee, on behalf of said Trust.

[Signature]

Notary Public, State of Texas



PROPERTY DESCRIPTION

Lot Eleven (11), in Block Three (3), of RIVERSIDE RANCH, SECTION ONE (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Slide No(s) 2310/B and 2311/A of the Map and/or plat records of Fort Bend County, Texas.

EXHIBIT "A"

FILED *m*

34

SELECT PORTFOLIO SERVICING, INC. (SPS)
DENLEY, ROBERT AND ESTATE OF NANCY J.
WILLIAMS
1326 BLUE DIAMOND DRIVE, MISSOURI CITY, TX
77489

CONVENTIONAL
Firm File Number: 13-010286
2020 SEP 15 AM 9:15

NOTICE OF TRUSTEE'S SALE

Jane Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

WHEREAS, on October 27, 2003, NANCY J. WILLIAMS, AND ROBERT DENLEY, WIFE AND HUSBAND AS JOINT TENANTS, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2003155797, 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, October 6, 2020 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 in the area designated by the Commissioners Court, of Fort Bend 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 HUNTER'S GLEN, SECTION THREE (3), A SUBDIVISION 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.

Property Address:	1326 BLUE DIAMOND DRIVE MISSOURI CITY, TX 77489
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-1 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.

Anna Sood

SUBSTITUTE TRUSTEE
Amar Sood, Jeff Leva, Sandy Dasigenis, Lillian Poelker,
Megan L. Randle-Bender, Rebecca Bolton, Anna Sood,
David Barry, Byron Sewart, Keith Wolfshohl, Helen
Henderson or Patricia Poston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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

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NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on November 29, 2018, SIBS Realty, LLC ("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 \$1,250,000.00, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under Clerk's file number 2018132700 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 TWENTY-SEVEN (27), IN BLOCK ONE (1), OF RIVER'S EDGE SECTION FIFTEEN B, A SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NUMBER 20150326 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND, AS CORRECTED BY AFFIDAVIT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2017117298 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, commonly known as 10 Eden Hollow Lane, Richmond, Texas, 77406; 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, Lillian Poelker, Clifford D. Harmon, Breeann Osterheldt 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 Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 06, 2020**, 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, October 06, 2020**.

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 September 15, 2020.

FILED FOR RECORD
NO. _____ TIME _____ A.M.
P.M.

SEP 11 2020

Sandra Richard
County Clerk Fort Bend Co. Texas

FILED

2020 SEP 15 AM 11:00

Sandra Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Sandy Dasigenis
Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

FILED FOR RECORD
NO. _____ TIME **11:50** A.M.
P.M.

SEP 15 2020

Sandra Richard
County Clerk Fort Bend Co. Texas

Matter No. 1395

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: June 29, 2020
Grantor(s): Justo Paredes and Diana Abigail Rodriguez Gonzalez
Mortgagee: W11 Homes, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. 2020120494
Property County: Fort Bend County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as LOTS 1 AND 2 IN BLOCK 2 OF OIL CENTER NUMBER THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 232, PAGE 343 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, (more particularly described in the Loan Documents).

Date of Sale: October 06, 2020

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area at the Travis Building, First Floor Meeting Room, 301 Jackson St., Richmond, Texas, or as further designated by the County Commissioner.

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

ACTIVE MILITARY SERVICE NOTICE

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

The Mortgagee, whose address is:

W11 Homes, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 15th day of September, 2020



Jeff Leva or Sandy Dasigenis or
Lillian Poelker or Jose Martinez or
David Cerda or Luis Esqueda
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED IN
2020 SEP 15 AM 11:00
Sandra Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

FILED FOR RECORD
NO. _____ TIME 11:50 P.M.

SEP 15 2020

Sandra Richard
County Clerk Fort Bend Co. Texas

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: March 1, 2011
Grantor(s): Marcelo Rodriguez Cuenca
Mortgagee: Wiz investments, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. 2011042070
Property County: Fort Bend County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as Lot 9 in Block 6 of Ridgemont, Section 1, a Subdivision in Fort Bend County, Texas according to the Map or Plat thereof recorded in Volume 6, Page 14 of the Map/Plat records of Fort Bend County, Texas (more particularly described in the Loan Documents).

Date of Sale: October 06, 2020

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area at the Travis Building, First Floor Meeting Room, 301 Jackson St., Richmond, Texas, or as further designated by the County Commissioner.

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

ACTIVE MILITARY SERVICE NOTICE

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

The Mortgagee, whose address is:

Wiz investments, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 15th day of September, 2020

Jeff Leva or Sandy Dasigenis or
Lillian Poelker or Jose Martinez or
David Cerda or Luis Esqueda
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED

2020 SEP 15 AM 12:00

Anna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

FILED FOR RECORD
NO _____ TIME 11:52 P.M. 12

SEP 15 2020

County Clerk Fort Bend Co. Texas

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: October 16, 2014
Grantor(s): Joel E. Muniz-Martinez and Ma Martina Martinez
Mortgagee: PRW Investments, LP, A Texas Limited Partnership
Recorded in: Clerk's File No. 2015064063
Property County: Fort Bend County

Legal Description: : All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as see Exhibit "A", (more particularly described in the Loan Documents).

Date of Sale: October 06, 2020
Earliest Time Sale will Begin: 10:00 AM
Place of Sale of Property: Designated area at the Travis Building, First Floor Meeting Room, 301 Jackson St., Richmond, Texas. or as further designated by the County Commissioner.

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

ACTIVE MILITARY SERVICE NOTICE

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

The Mortgagee, whose address is:
PRW Investments, LP, A Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 15th day of September, 2020



Jeff Leva or Sandy Dasigenis or
or Lillian Poelker or Jose Martinez

or

Julie Cisneros, or David Cerda
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED FOR RECORD
NO. _____ TIME 11:50 P.M.

SEP 15 2020

Jana Richard
County Clerk Fort Bend Co. Texas

Exhibit A

Tract 1

All that certain tract or parcel containing 0.2402 acre of land situated in the Isaac McGary League, Fort Bend County Texas, being that same tract described in Deed recorded under County Clerks File Number 2001062997 in the Records of Fort Bend County, Texas; said tract described in referenced Deed as "Out of Share #3, Call 4L374-acre tract (Cause #24,680, Vol. 8, Page 600 District Court Minutes) Kendleton, Isaac McGary (sic) League, Abstract #58, Fort Bend County, Texas, but actually being located in that certain 17.01 acre tract shown in the referenced court minutes as "SAVE AND EXCEPT" and not being part of said Share #3; the 0.2402 acre subject tract being more particularly described as follows:

Commencing for reference at the East corner of Share #4, call 1.84 acre tract; said point being in the Southwest line of said Share #3 and bears North 30 Deg, West 269.00 feet from the South corner of said Share #3; THENCE North 30 Deg, West, 130.5 feet to a point; THENCE, North 57 Deg, 57 Min, East, along the Southeast line of Street B (as recognized on ground), 205.64 feet to a point at the intersection with Crawford Street; THENCE, North 30 Deg, 57 Min, 30 Sec, West, along the centerline of Crawford Street, 546.57 feet to an iron rod set; THENCE, South 57 Deg, 02 Min, 15 Sec, West, along the Northwest line of a Public Road called Third Street (as recognized on ground), 114.45 feet to an iron pipe found marking the East corner and point of beginning of this tract; THENCE South 57 Deg, 02 Min, 15 Sec, West, along the Northwest line of said public road, 77.92 feet to an iron pipe found marking the South corner of this tract; THENCE North 26 Deg, 58 Min, 25 Sec, West, 15 L 72 feet to an iron rod set marking the West corner of this tract; THENCE North 60 Deg, 00 Min, 00 Sec, East, 62.15 feet to an iron pipe found marking the North corner of this tract; THENCE South 32 Deg, 58 Min, 25 Sec, East, 147.68 feet to the Place of Beginning and containing 0.2402 acre of land, more or less.

Tract 2

All that certain tract or parcel containing 0.2791 acre of land situated in the Isaac McGary League, Fort Bend County, Texas, being that same tract described in Deed Recorded under County Clerks File Number 2001062996 in the Records of Fort Bend County, Texas; said tract described in referenced Deed as "Out of Share #3," Call 4L374 acre tract (Cause #24,680, Vol. 8, Page 600 District Court Minutes) Kendleton, Isaac McGary (sic) League, Abstract #58, Fort Bend County, Texas "But actually being located in that certain 17.01 acre tract shown in the referenced court minutes as "Save and Except" and not being part of said "Share #3; the 0.2791 acre subject tract being more particularly described as follows:

Commencing for reference at the East corner of share #4, call 1.84 acre tract; said point being in the Southwest line Share #3 and bears North 30 Deg, West, 269.00 feet from the South corner of said Share #3; THENCE, North 30 Deg, West, 130.5 feet to a point; THENCE, North 57 Deg, 57 Min, East, along the Southeast line of Street B (as recognized on Ground), 205.64 feet to a point at the intersection with Crawford Street; THENCE, North 30 Deg, 57 Min, 30 Sec, West, along the centerline of Crawford Street, 546.57 feet to an iron rod set marking the East corner and Point of Beginning of this tract; THENCE, South 57 Deg, 02 Min, 15 Sec, West, along the Northwest line of a public road known as Third Street, 84.45 feet to an iron rod set marking the South Corner of this tract; THENCE, North 32 Deg, 58 Min, 25 Sec, West, 146.13 feet to an iron rod set marking the West Corner of this tract; THENCE, North 60 Deg, 00 Min, 00 Sec, East, 84.56 feet to an iron rod set marking the North Corner of this tract; THENCE, South 32 Deg, 58 Min, 31 Sec, East 141.76 feet to the Place of Beginning and containing 0.2791 acre of land, more or less.

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Notice of Substitute Trustee's Sale

FILED FOR RECORD
NO _____ TIME 12:36 A.M.

SEP 15 2017

Jenna Richard ^{tds}
County Clerk Fort Bend Co. Texas

Date: September 14, 2020
Mortgagee: Colony Ridge Land, LLC
Note: Note dated August 19, 2017 in the original principal amount of \$36,000.00

Deed of Trust (Security Instrument):

Date: August 19, 2017
Grantor: Gabriela Jayline Velasquez, a single woman, and Daniel A. Ramos, a single man
Mortgagee: Colony Ridge Land, LLC
Recording information: County Clerk's File No. 2017-125355, of the Official Public Records of Fort Bend County, Texas.

Property: Being a 0.457 Acre Tract of land situated in the Charles Heywood Survey, Abstract No. 203, Fort bend County, Texas, being comprised of that certain called 0.256 acre tract described as a tract or parcel out of Lot A, Block 7 of TOWN OF FRESNO, as shown on the map or plat thereof, recorded in Volume 2, Page 5 of the Plat Records on Fort Bend County, Texas, recorded in Clerk's File No. 2011-033697 of the Official Records of Fort Bend County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC
Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

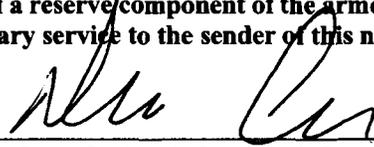
County: Fort Bend
Date of Sale (first Tuesday of month): October 6, 2020
Time of Sale: 11:00 am to 2:00 pm
Place of Sale: Place designated by the Commissioner's Court of Fort Bend County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 
Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Colony Ridge Land, LLC, P.O. Box 279, Fresno, Texas 77545, please call (281) 399-7733 or (832) 802-0080.

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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: December 28, 2006

Grantor(s): Francisco Rochez, an unmarried person

Original Mortgagee: Market Street Mortgage Corporation

Original Principal: \$141,300.00

Recording Information: Instrument Number 2007001054 and re-recorded in Instrument Number 2007027562

Property County: Fort Bend

Property: LOT SIXTEEN (16), IN BLOCK THREE (3) OF ANDOVER FARMS SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2518/B OF THE PLAT RECORDS OF FORTBEND COUNTY, TEXAS.

FILED FOR RECORD
NO _____ TIME 1:11 ^{AM} _{PM}

SEP 15 2020

Anna Richard HDS
County Clerk Fort Bend Co. Texas

Property Address: 1222 Collier Point Lane
Fresno, TX 77545

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3

Mortgage Servicer: Shellpoint Mortgage Servicing

Mortgage Servicer Address: 55 Beattie Place, Suite 100 MS 561
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: October 6, 2020

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

Place of Sale: The Travis Building, first floor meeting room 301 Jackson St., Richmond, TX 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, 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, or Jonathan Cole Emert, any to act

Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, or Jonathan Cole Emert or Jonathan Cole Emert, any to act, 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. 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 or Jonathan Cole Emert, 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.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

WITNESS MY HAND this 15th day of September, 2020.



Jeff Leva, Sandy Dasigenis, Megan Randle-
Bender, Debby Jurasek, or Cole Emert