

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. The clerks are not attorneys and WILL NOT give any legal advice.

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 for 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.

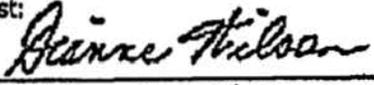
It is further ordered that this designation shall be recorded on this day in the real property records of Fort Bend County, Texas, and that no sales be conducted under Section 51.002(h) of the TEXAS PROPERTY CODE and Section 34.01(r) of the TEXAS TAX CODE at the area designated herein before the 90th 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 LWI
ORDER

2014012264

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
CHEATHAM, JADA
2914 FEATHER GREEN TRAIL, FRESNO, TX 77545

FHA 493-8244983703
Firm File Number: 18-031707

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 14, 2006, JADA M. CHEATHAM, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to TWILA L. GROOMS, as Trustee, the Real Estate hereinafter described, to MARKET STREET MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006117049, 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

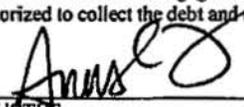
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 3, 2020 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of 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 29, IN BLOCK 3, OF WINFIELD LAKES, SECTION 6, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER PLAT NO. 20050039 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 2914 FEATHER GREEN TRAIL
FRESNO, TX 77545
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

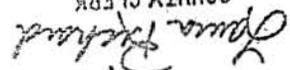
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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


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.

FORT BEND COUNTY, TEXAS
COUNTY CLERK



2020 SEP 15 AM 9:15

FILED

2

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 TWENTY-TWO (22), BLOCK TWO (2), OF QUAIL VILLAGE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE 602, PAGE A OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/20/2002 and recorded in Document 2002032763 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: 11/03/2020

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 BRENDA J HUNT AND CURTIS HIVES, provides that it secures the payment of the indebtedness in the original principal amount of \$64,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as Trustee for ABFC 2002-NC1 Trust, ABFC Asset-Backed Certificates, Series 2002-NC1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as Trustee for ABFC 2002-NC1 Trust, ABFC Asset-Backed Certificates, Series 2002-NC1 c/o PHH MORTGAGE CORPORATION, 1 Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* U.S. Bank National Association, as Trustee for ABFC 2002-NC1 Trust, ABFC Asset-Backed Certificates, Series 2002-NC1 obtained a Order from the 240th District Court of Fort Bend County on 09/15/2020 under Cause No. 19-DCV-266374. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Vori 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)

Certificate of Posting

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

FILED FOR RECORD
NO _____ TIME 8:10 A.M.
P.M.

SEP 24 2020

Anna Richard
County Clerk Fort Bend Co. Texas

D-#103526

3

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 FOURTEEN (14), IN BLOCK FOUR (4), OF ESTATES OF TEAL RUN SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2327/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED FOR RECORD
NO _____ TIME 8:15 A.M.
P.M.

SEP 24 2020

Laura Richard
County Clerk Fort Bend Co. Texas

R-# 103526

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/09/2004 and recorded in Document 2004072012 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: 11/03/2020
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 ANDRUS SPARKS JR, provides that it secures the payment of the indebtedness in the original principal amount of \$189,145.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2 is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2 c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 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
Cori 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)

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.

3

6802 STILLER DR
MISSOURI CITY, TX 77489

4

0000008091647

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: November 03, 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 January 05, 2006 and recorded in Document CLERK'S FILE NO. 2006010111 real property records of FORT BEND County, Texas, with DOUGLAS FORD AND JOHNNIE FORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DOUGLAS FORD AND JOHNNIE FORD, securing the payment of the indebtednesses in the original principal amount of \$84,800.00, 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 2006-5 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

FILED FOR RECORD
NO. _____ TIME: 7:45 AM

SEP 24 2020

Jana Richard
County Clerk Fort Bend Co. Texas



4

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 9-24-2020 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: 9-24-2020

Date: Brian Cormier

6802 STILLER DR
MISSOURI CITY, TX 77489

00000008091647

00000008091647

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FORT BEND

EXHIBIT "A"

LOT FIFTEEN (15), IN BLOCK FIFTEEN (15), OF BRIARGATE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 6 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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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 FOURTEEN (14), BLOCK TWO (2) OF WEST OAKS VILLAGE, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1554/A, AND 1544/B OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/26/2007 and recorded in Document 2007013613 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: 11/03/2020
Time: 01:00 PM
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.

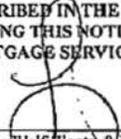
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 EMMANUEL OKON AND BLESSING OKON, provides that it secures the payment of the indebtedness in the original principal amount of \$159,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-HE1 Asset Backed Pass-Through Certificates, Series 2007-HE1 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-HE1 Asset Backed Pass-Through Certificates, Series 2007-HE1 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

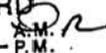
6. Order to Foreclose. Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-HE1 Asset Backed Pass-Through Certificates, Series 2007-HE1 obtained a Order from the 400th District Court of Fort Bend County on 01/10/2020 under Cause No. 18-DCV-255902. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

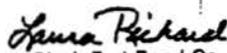
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
V. Lori Liano 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. 

OCT 01 2020


County Clerk Fort Bend Co. Texas

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.

4218 PATHWAY CT, FRESNO, TX, 77545
7015FC.0388

FILED FOR RECORD
NO. _____ TIME 8:19 ^{AM} P.M. *PR*

OCT 01 2020

Anna Richard
County Clerk Fort Bend Co. Texas

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

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

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust Lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 03, 2020 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: At the Fort Bend County 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 in FORT BEND County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 04/28/2004 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 2004052401 in the real property records of Fort Bend County Texas, with ALPHONSE T. ALLEN, AND WIFE ANGELA N. MILLER-ALLEN as Grantor(s) and FULL SPECTRUM LENDING, INC. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by ALPHONSE T. ALLEN, AND WIFE ANGELA N. MILLER-ALLEN securing the payment of the indebtedness in the original principal amount of \$121,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by ALPHONSE T. ALLEN. 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 2004-5 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC 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 2004-5 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:



4726923

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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 2004-5
c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD, SUITE 200-A
ANAHEIM, CA 92806

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

LOT 2, BLOCK 2, TEAL RUN SECTION 5, ACCORDING TO MAP OR PLAT THEREOF
RECORDED IN SLIDE NO. 1594/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
(the "Property")

**REPORTED PROPERTY
ADDRESS:**

4218 PATHWAY CT, FRESNO, TX 77545

TERMS OF SALE:

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

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

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

Signed on the 25 day of September, 2020.

6

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray

Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris S. Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

Vertical text on the left margin, likely a scanning artifact or page number.

OCT 01 2020

Laura Richard
County Clerk Fort Bend Co. Texas

0000008855736

16327 RAPID CREEK
HOUSTON, TX 77053

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: November 03, 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 February 14, 2001 and recorded in Document CLERK'S FILE NO. 2001013997 real property records of FORT BEND County, Texas, with KRISTI L. MORRISON, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KRISTI L. MORRISON, securing the payment of the indebtednesses in the original principal amount of \$80,995.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-C. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



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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.

Il sb

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 10-1-2020 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.

Brian Cormier

Declarants Name: Brian Cormier

Date: 10-1-2020

16327 RAPID CREEK
HOUSTON, TX 77053

00000008855736

00000008855736

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FORT BEND

EXHIBIT "A"

LOT FORTY-FIVE (45), IN BLOCK ONE (1), OF AMENDING PLAT OF GREEN VALLEY ESTATES, SECTION TWO, AN ADDITION IN FORTBEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1569/A, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED FOR RECORD
NO. _____ TIME 2:51 A.M.
OCT 8 2020

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STATE OF TEXAS
COUNTY OF FORT BEND

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§
§

Laura Richard
County Clerk Fort Bend Co. Texas

NOTICE OF FORECLOSURE SALE

Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("Deed of Trust")

Dated: May 15, 2019

Grantor(s): DML Real Estate Investors, LLC & Brian Anthony Smith Jr.

Trustee: Paul Kellogg, Esq.

Lender: Athas Capital Group, Inc., a California Corporation

Recorded in: Instrument No. 2019052224 of the Real Property Records of Fort Bend County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$937,500.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

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

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to The Rama Fund, LLC ("Beneficiary") by an instrument dated May 21, 2019

Substitute Trustee: Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.

Mortgage Servicer's Address: P.O. Box 27370, Anaheim CA 92809

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Foreclosure Sale:

Date: Tuesday, November 3, 2020 ✓

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 pm and 4:00 pm local time.

Place: 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.

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 The Rama Fund, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

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

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

FCI Lender Services, Inc. is representing The Rama Fund, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of The Rama Fund, LLC and FCI Lender Services, Inc. are set forth above.

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

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

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

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

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

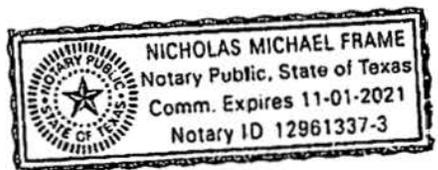
Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

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

By: *[Signature]*
Substitute Trustee ANNA SEWART

STATE OF TEXAS
COUNTY OF ~~FORT BEND~~ HARRIS ^(m)

This instrument was acknowledged before me by ANNA SEWART on October 8, 2020



[Signature]
Notary Public, State of Texas
Commission Expires: 11/1/21
Printed Name: Nicholas Michael Frame

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Exhibit A: Property Description

THE LAND REFERRED TO HEREIN IS SITUATED IN FORT BEND COUNTY, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS: LOT TEN (10), IN BLOCK ONE (1), OF SIENNA VILLAGE OF WATERS LAKE, SECTION SEVEN-A (7-A), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO.1903/B OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

APN: R237893

PROPERTY ADDRESS: 26 COMMANDERS COVE, MISSOURI CITY, TX 77459

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
NO. _____ TIME 8:37 P.M.

OCT 12 2020

Laura Richard
County Clerk Fort Bend Co. Texas

Owner: SHAZIA SIDDIQI

Association: CityPlaza at Town Square Property Owners' Association, Inc., a Texas non-profit 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. 103, 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: November 3, 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 or any other alternate location as may be 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 9th day of October, 2020.

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

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FILED FOR RECORD
NO. _____ TIME 8:35 P.M.

OCT 12 2020

Lana Richard
County Clerk Fort Bend Co. Texas

NOTICE OF FORECLOSURE SALE

November 3, 2020

Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement
("Deed of Trust"):

Dated: December 14, 2018

Grantor: AZHAR CHAUDHARY LAW FIRM, PC and
HAASH HOLDINGS, LLC

Original Trustee: RAMON A. VITULLI, III

Substitute Trustee: J. STEVEN WEISINGER

Original Lender: ALLEGIANCE BANK

Current Lender: GAM ENTERPRISES, INC.

Recorded in: Clerk's File No. 2018140408 of the Official Public Records of Fort
Bend County, Texas

Legal Description: Being all of Commercial Reserve K-2, LAKE POINTE CENTER
COMMERCIAL RESERVE "K", REPLAT, a subdivision situated
in Fort Bend County, Texas, according to the map or plat thereof
recorded under Plat No. 20050167 of the Map and/or Plat Records
of Fort Bend County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of
\$885,000.00, executed by AZHAR CHAUDHARY LAW
FIRM, PC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 3, 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

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 GAM ENTERPRISES, INC.'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, GAM ENTERPRISES, INC., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

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

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

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

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

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member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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



J. STEVEN WEISINGER
Substitute Trustee and attorney for Mortgagee
P. O. Box 2666
Conroe, Texas 77305
Telephone (936) 539-2233
Telecopier (936) 593-4001

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain Deed of Trust dated October 30, 2017, recorded under Document No. 2017119366 in the Official Public Records of Fort Bend County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Sharina Bruce Ross (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 October 30, 2017, in the original principal sum of \$180,000.00 executed by Sharina Bruce Ross 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 or 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 obligated to pay the Note and the indebtedness secured by the Deed of Trust at the

FILED FOR RECORD
NO. _____ TIME 9:56 AM
OCT 12 2017
P.M.

OCT 12 2017

Anna Richard
County Clerk Fort Bend Co. Texas

R # 112236

11

address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the Travis Building, First Floor Meeting Room 301 Jackson Street, 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 November 3, 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.

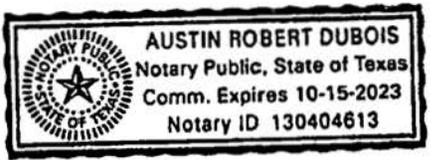
Executed in multiple originals on this 12th day of October, 2020.

Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or 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 12th day of October, 2020, by Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston or James L. Hollerbach, Substitute Trustee, on behalf of said Trust.

Notary Public, State of Texas



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PROPERTY DESCRIPTION

Lot Two (2), in Block Four (4), of Winfield Lakes North, Sec. Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat No. 20160120 of the Map Records of Fort Bend County, Texas.

EXHIBIT "A"

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
WINN, AUSTIN
5062 GOLD HAVEN DR, RICHMOND, TX 77407

VA 626261351349
Firm File Number: 20-035688

FILED FOR RECORD
NO _____ TIME 9:56 A.M.
P.M.

OCT 12 2020

Laura Richard
County Clerk Fort Bend Co. Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 17, 2018, AUSTIN WINN, AND CHELSEA WINN, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, 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 2018093842, 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, November 3, 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 FOUR (4), IN BLOCK THREE (3), OF FIELDSTONE SEC. 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20120226 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 5062 GOLD HAVEN DR
RICHMOND, TX 77407
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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

Anna Sewart
SUBSTITUTE TRUSTEE

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

SELECT PORTFOLIO SERVICING, INC. (SPS)
DAVIS, GEORGIA AND ESTATE OF L.C. TEMPLE
8418 SOUTH MEADOW BIRD CIRCLE, MISSOURI CITY,
TX 77489

CONVENTIONAL
Firm File Number: 18-029518

FILED FOR RECORD
NO _____ TIME 9:56 A.M.

OCT 12 2020

Anna Richard
County Clerk Fort Bend Co. Texas

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 24, 2005, L.C. TEMPLE AND WIFE, GEORGIA DAVIS, as Grantor(s), executed a Deed of Trust conveying to GREGORY L. GREGG, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MILA, INC., D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, 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 2005012119, 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

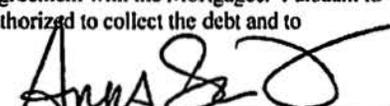
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 3, 2020 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of 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-FIVE (25), BLOCK THREE (3), CORRECTED PLAT OF QUAIL GLEN SUBDIVISION, SECTION TWO (2), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 8418 SOUTH MEADOW BIRD CIRCLE
MISSOURI CITY, TX 77489
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED
SECURITIES TRUST 2005-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2005-HE1
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

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.

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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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
NO _____ TIME 10:41 A.M.
P.M.

OCT 12 2020

Laura Richard D
County Clerk Fort Bend Co. Texas

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Date: October 12, 2020

Borrower: American Commercial Management, LLC, a Texas limited liability company

Borrower's Address: 4660 Sweetwater Boulevard, Suite 110
 Sugar Land, Texas 77479

Holder: MCREIF SubREIT, LLC, a Delaware limited liability company

Holder's Address: 999 Corporate Drive, Suite 110
 Ladera Ranch, California 92694

Substitute Trustees: Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Robin Dubas, Jeremy Nauman, Virginia Epstein, Amy Simpson, Sherry Witt, Janice Wright and each of them acting alone

Substitute Trustees' Address: c/o Bryan Cave Leighton Paisner
 2200 Ross Avenue, Suite 3300
 Dallas, Texas 75201

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

Date: As of January 3, 2020

Grantor: American Commercial Management, LLC, a Texas limited liability company

Lender: MCREIF SubREIT, LLC, a Delaware limited liability company

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Trustee: Commonwealth Land Title Insurance Company

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, November 3, 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.

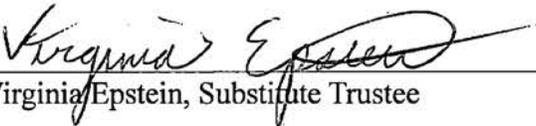
Holder has appointed Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Robin Dubas, Jeremy Nauman, Virginia Epstein, Amy Simpson, Sherry Witt, Janice Wright and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined 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

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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.

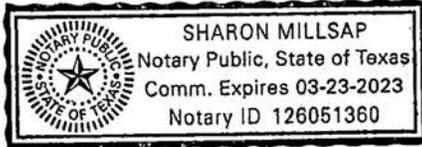

Virginia Epstein, Substitute Trustee

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STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 8th day of October, 2020, by Virginia Epstein, 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:

Virginia (Ginger) Epstein
c/o Bryan Cave Leighton Paisner
2200 Ross Avenue, Suite 3300
Dallas, Texas 75201

EXHIBIT A

(Property Description)

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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.

FILED FOR RECORD
NO _____ TIME 10:41 A.M.

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OCT 12 2020

Lana Richard
County Clerk Fort Bend Co. Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

October 9, 2020

NOTE:

Date: September 22, 2014
Maker: Sphier Emergency Room #2, LLC
Payee: Frost Bank
Original principal amount: \$2,412,658.71

DEED OF TRUST:

Date: September 22, 2014
Grantor: Sphier Emergency Room #2, LLC
Trustee: Jimmy R. Locke
Beneficiary: Frost Bank
Recording data: Recorded under Clerk's File No. 2014104878, Official Public Records of Fort Bend County, Texas.

LENDER: Frost Bank

BORROWER: Sphier Emergency Room #2, LLC

PROPERTY: Tract 1:

Reserve "C," of Sienna Development Center, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in/under Plat No. 20080153 of the Map/Plat Records of Fort Bend County, Texas, which property is commonly known as 8721 Highway 6, Missouri City, Texas 77459.

Tract 2:

Mutual, reciprocal, perpetual and non-exclusive easement, right and privilege of passage and use, both pedestrian and vehicular, for ingress and egress to and from any existing and future roadway or roadways adjoining said tracts and utility rights as reflected by Agreement recorded under County Clerk's File No. 2005001834 of the Official Records of Fort Bend County, Texas.

SUBSTITUTE TRUSTEES: James E. Cuellar
Jeffrey D. Stewart
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281



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JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER,
MEGAN L. RANDLE, EBBIE MURPHY
1320 Greenway Drive, Suite 300
Irving, Texas 75038

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

✓ November 3, 2020, being the first Tuesday of the month, to commence at 1:00 PM, or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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

NOTICE

The attorney sending this communication is a debt collector. This is an attempt to collect a debt, and any information obtained will be used solely for that purpose.


Substitute Trustee **SANDY DASIGENIS**

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OCT 12 2020

Laura Richard
County Clerk Fort Bend Co. Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 093975-TX

Date: September 29, 2020

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: JEANPIERRE OROZCO, A SINGLE MAN, AND JADA ALICIA PAUL, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: TOWNE MORTGAGE COMPANY

MORTGAGE SERVICER: TOWNE MORTGAGE COMPANY

DEED OF TRUST DATED 6/22/2017, RECORDING INFORMATION: Recorded on 6/23/2017, as Instrument No. 2017069344

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FOURTEEN (14), IN BLOCK ONE (1), OF CANYON VILLAGE AT WESTHEIMER LAKES SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 20110142 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

MORE ACCURATELY DESCRIBED AS:

LOT 14, BLOCK 1, CANYON VILLAGE AT WESTHEIMER LAKES SECTION FOUR, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20110142 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

7 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/3/2020, the foreclosure sale will be conducted in Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.



Matter No.: 093975-TX

14

TOWNE MORTGAGE COMPANY is acting as the Mortgage Servicer for TOWNE MORTGAGE COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. TOWNE MORTGAGE COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

TOWNE MORTGAGE COMPANY
2170 E. Big Beaver Road, Suite A
Troy, Michigan 48083

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
NO. 8M TIME 1:50 A.M.

Date: October 5, 2020

Lien for Unpaid Assessments

Owner(s): **LESLIE A. NOVAK AND DAVID A. NOVAK**



OCT 12 2020

Anna Richard
County Clerk Fort Bend Co. Texas

Property: LOT FIFTY-ONE (51), BLOCK TWO (2) OF CINCO RANCH FOUNTAIN VIEW, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S). 1633/B AND 1634/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 4103 **STONEBURGE DRIVE, KATY, TEXAS 77450**, (the "PROPERTY").

Recording Information: By Declaration of Protective Covenants for Cinco Ranch Residential recorded under Harris County Clerk's File Number 20120408217, also recorded under Fort Bend County Clerk's File Number 2012100995 in the Official Public Records of Real Property of Harris and Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), Cinco Residential Property Association, Inc., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

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

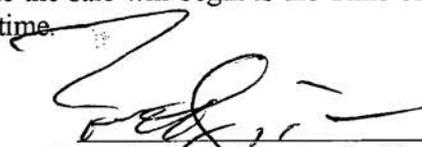
Date of Sale: (first Tuesday of month) Tuesday, **November 3, 2020**.

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.

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

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NOTICE OF FORECLOSURE SALE

October 12, 2020

FILED FOR RECORD
NO _____ TIME 5:29 ^{A.M.} P.M.

OCT 13 2020

Laura Richard
County Clerk Fort Bend Co, Texas

#112887

N

Deed of Trust and Security Agreement ("Deed of Trust"):

Dated: February 28, 2019

Grantor: Heights Property Management, LLC

Trustee: Joe West

Lender: CommunityBank of Texas, N.A. (The Indebtedness having been sold to and now owed by White Visor Investments, LLC)

Record: Instrument No. 2019020905 of the real property records of Fort Bend County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$225,000.00, executed by Heights Property Management, LLC ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property and all rights and appurtenances thereto, and described as follows:

Lot Twenty-Eight (28), in Block Nine (9) 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.

Foreclosure Sale:

Date: Tuesday, November 3, 2020

Place: Fort Bend County Travis Building, First Floor Meeting Room, 301 Jackson Street, Richmond, TX 77469.

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 White Visor Investments, LLC's bid may be by credit against the Indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Russell C. Jones or Stephanie J. Stigant

Substitute Trustee's Address: 407 Julie Rivers Drive Sugar Land, TX, 77478

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, White Visor Investments, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

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

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

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

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



RUSSELL C. JONES or STEPHANIE J. STIGANT
Substitute Trustee
407 Julie Rivers Drive
Sugar Land, TX 77478
Telephone (281) 242-8100
Telecopier (281) 242-7474

109

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, November 03, 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, November 03, 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 October 13, 2020.

FILED FOR RECORD
NO. _____ TIME 11:37 A.M.

OCT 13 2020

Laura Richard
County Clerk Fort Bend Co. Texas

Sandy Dasigenis

Signature

SANDY DASIGENIS

Printed Name

, Substitute Trustee

Matter No. 1395

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

20 FILED FOR RECORD
NO 20 TIME 1:57 P.M.

Notice of Substitute Trustee's Sale

OCT 13 2020

Laura Richard
County Clerk Fort Bend Co. Texas

Date: October 12, 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 map or plat thereof, recorded in Volume 2, Page 5 of the Plat Records of Fort Bend County, Texas, (P.R.F.B.C.T.), in instrument to Colony Ridge Land, LLC, recorded under Clerk's File No. 2011-033697 of the Official Records of Fort Bend County, Texas (O.R.F.B.C.T.), being further described in instrument recorded in Volume 659, Page 664 of the Fort Bend County Deed Records (F.B.C.D.R.), and that certain called 0.202 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, P.R.F.B.C.T., in instrument to Colony Ridge Land, LLC, recorded under Clerk's File No. 2014-136470, O.R.F.B.C.T., being further described in instrument recorded in Volume 708, Page 196, G.B.C.D.R., said 0.457 acre tract being more particularly described by metes and bounds attached.

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

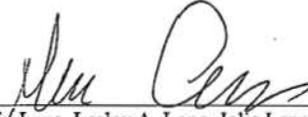
County: Fort Bend
Date of Sale (first Tuesday of month): November 3, 2020
Time of Sale: 11:00 am to 2:00 pm
Place of Sale: Place designated by the Commissioner's Court of Fort Bend County, Texas.

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: 
Robia 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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TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION
0.457 ACRES
IN THE CHARLES HEYWOOD SURVEY, ABSTRACT NO. 203
FORT BEND COUNTY, TEXAS**

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 of Fort Bend County, Texas (P.R.F.B.C.T.), in instrument to Colony Ridge Land, LLC, recorded under Clerk's File No. 2011033697 of the Official Records of Fort Bend County, Texas (O.R.F.B.C.T.), being further described in instrument recorded in Volume 659, Page 664 of the Fort Bend County Deed Records (F.B.C.D.R.), and that certain called 0.202 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, P.R.F.B.C.T., in instrument to Colony Ridge Land, LLC, recorded under Clerk's File No. 2014136470, O.R.F.B.C.T., being further described in instrument recorded in Volume 708, Page 196, F.B.C.D.R., said 0.457 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found in the southerly margin of Houston Street, for the northwesterly corner of said 0.256 acre tract and the herein described 0.457 acre tract;

THENCE North 87°02'30" East, 106.91 feet, with the northerly line of said 0.256 acre tract and along the southerly margin of said Houston Street, to a 1 inch iron pipe found for the common northerly corner of said 0.256 acre tract and a called 0.435 acre tract described in instrument to Ida Marie Garza Perez, recorded under Clerk's File No. 2004052499, O.R.F.B.C.T., being the northerly northeast corner of the herein described 0.457 acre tract;

THENCE South 17°04'50" West, 112.08 feet, with the common line of said 0.256 acre tract and said 0.435 acre tract, to a 1 inch iron pipe found for the common westerly corner of said 0.435 acre tract and said 0.202 acre tract, being an interior corner of the herein described 0.457 acre tract;

THENCE South 79°10'18" East, with the common line of said 0.435 acre tract and said 0.202 acre tract, at a distance of 146.16 feet, pass a 2 inch iron pipe found for the common southerly corner of said 0.435 acre tract and a called 1.0026 acre tract described in instrument to Faustino Avila, recorded under Clerk's File No. 2006088415, O.R.F.B.C.T., and continuing with the common line of said 1.0026 acre tract and said 0.202 acre tract, in all, a total distance of 167.46 feet to a 5/8 inch iron rod found for an interior corner of said 1.0026 acre tract and the northeasterly corner of said 0.202 acre tract, being the easterly northeast corner of the herein described 0.457 acre tract;

THENCE South 17°05'24" West, 62.23 feet, continuing with the common line of said 1.0026 acre tract and said 0.202 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said 1.0026 acre tract and said 0.202 acre tract, being the southeasterly corner of the herein described 0.457 acre tract;

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THENCE North 72°39'54" West, with the southwesterly line of said 0.202 acre tract, at a distance of 168.41 feet, pass a 60D nail found for reference at a fence corner, and continuing with the southwesterly line of said 0.256 acre tract, in all, a total distance of 222.68 feet, to a 1 inch iron pipe found for the southwesterly corner of said 0.256 acre tract and the herein described 0.457 acre tract;

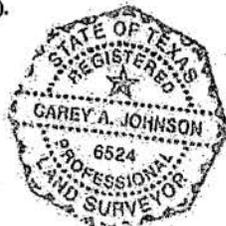
THENCE North 03°23'21" West, 126.43 feet, with the westerly line of said 0.256 acre tract, to the **PLACE OF BEGINNING;**

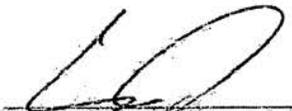
CONTAINING a computed area of 0.457 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 9, 2017 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C69-235.

Bearings recited hereon are based on the Texas Coordinate System, South Central Zone (4204), North American Datum 1983 (NAD 83).

May 15, 2017
Date




Gary A. Johnson
R.P.L.S. No. 6524

8222 NOBLE ST
NEEDVILLE, TX 77461

0000009073586

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: November 03, 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 March 12, 2015 and recorded in Document CLERK'S FILE NO. 2015028846 real property records of FORT BEND County, Texas, with IRA G WILKERSON JR, grantor(s) and GREEN TREE SERVICING LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by IRA G WILKERSON JR, securing the payment of the indebtednesses in the original principal amount of \$34,200.00, 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 XVIII 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

FILED FOR RECORD
NO _____ TIME 2:18 AM
OCT 13 2020
Laura Richard
County Clerk Fort Bend Co. Texas



8222 NOBLE ST
NEEDVILLE, TX 77461

0000009073586

21

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JEFF LEVA, SANDY DASIGENIS, OR LILLIAN POELKER 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

Israel Saucedo

Certificate of Posting

My name is Brian Coruier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-13-2020 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.

Brian Coruier

Declarants Name: Brian Coruier

Date: 10-13-2020

8222 NOBLE ST
NEEDVILLE, TX 77461

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0000009073586

FORT BEND

EXHIBIT "A"

BEING OUT OF A 3.0 ACRE TRACT OF LAND OUT OF THE ORIGINAL VALKE TRACT, SECTION 26, H. & T. C. RR. CO. SURVEY, ABSTRACT 477, FORT BEND COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS. TO-WIT:

FOR CONNECTION BEGIN AT THE EAST CORNER OF SAID SECTION NO. 26, H. & T. C. RR. CO. SURVEY; SOUTH 45 DEG. WEST, 3710.00 FEET ALONG THE SOUTHEAST LINE OF SAID SECTION 26 AND ALONG THE CENTERLINE OF SCHOOL STREET (100' WIDE) TO A POINT; THENCE, NORTH 45 DEG. WEST AT 50.0 FEET PASS THE NORTHWEST LNE OF SAID SCHOOL STREET, IN ALL 2238.4 FEET ALONG THE SOUTHWEST LINE OF NOBLE STREET (60' WIDE) TO A POINT ON THE CENTERLINE OF A 30 FOOT DRAINAGE EASEMENT (VOL. 375, PAGE 330 DEED RECORDS, FORT BEND COUNTY, TEXAS) AND MARKING THE EAST CORNER OF AND PLACE OF BEGINNING FOR THIS 1.50 ACRE TRACT, SAID CORNER BEING THE NORTH CORNER OF A 7.20 ACRE TRACT;

THENCE, SOUTH 45 DEG. WEST, 764.3 FEET ALONG THE CENTERLINE OF SAID 30 FOOT DRAINAGE EASEMENT AND NORTHWEST LINE OF A 7.20 ACRE TRACT TO A POINT MARKING THE SOUTH CORNER OF THIS 1.50 ACRE TRACT;

THENCE, NORTH 45 DEG. WEST, AT 25.0 FEET PASS AN IRON PIPE SET, IN ALL 85.49 FEET TO A POINT MARKING THE WEST CORNER OF THIS 1.50 ACRE TRACT;

THENCE, NORTH 45 DEG. EAST, 764.3 FEET TO A POINT IN THE SOUTHWEST LINE OF NOBLE STREET (60' WIDE) AND MARKING THE NORTH CORNER OF THIS 1.50 ACRE TRACT;

THENCE, SOUTH 45 DEG. EAST, AT 60.49 FEET PASS AN IRON PIPE SET, IN ALL 85.49 FEET ALONG THE SOUTHWEST LINE OF SAID NOBLE STREET TO THE PLACE OF BEGINNING AND CONTAINING 1.50 ACRES OF LAND.

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: November 03, 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 July 30, 2004 and recorded in Document CLERK'S FILE NO. 2004096243 real property records of FORT BEND County, Texas, with JAIME URBINA AND MARIA M URBINA, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAIME URBINA AND MARIA M URBINA, securing the payment of the indebtednesses in the original principal amount of \$104,507.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY DBA CHRISTIANA TRUST, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NYMT LOAN TRUST I is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605

FILED FOR RECORD
NO. _____ TIME 2:18 P.M.
OCT 13 2020

Jenna Richard
County Clerk Fort Bend Co. Texas



7635 VILLAGE MILL LANE
RICHMOND, TX 77407

22 0000009102153

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 10-13-2020 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: 10-13-2020

7635 VILLAGE MILL LANE
RICHMOND, TX 77407

0000009102153

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0000009102153

FORT BEND

EXHIBIT "A"

LOT ONE (1), IN BLOCK ONE (1), OF TWIN OAKS VILLAGE, SECTION SEVEN (7), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2404/A, OF THE MAP /PLAT RECORDS OF FORT BEND COUNTY, TEXAS.