

NOTICE

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

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

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

Properties sold by Fort Bend County are listed on the delinquent tax attorney's website at www.lgbs.com.

For Information regarding all tax foreclosure sales visit:
<https://www.fortbendcountytexas.gov/government/departments/administration-of-justice/constables>

FORECLOSURE SALES NOTICE

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

Fort Bend County Fairgrounds – Building C

4310 Highway 36 South

Rosenberg, Texas 77471

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

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

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

FORECLOSURE NOTICES AND SALES

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

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

FOR MORE INFORMATION:

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

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

ATTORNEYS FOR TAX SUIT SALES

FORT BEND COUNTY PROPERTY and LAMAR CISD:

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

FORT BEND ISD:

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



STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

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

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

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

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

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

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

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

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

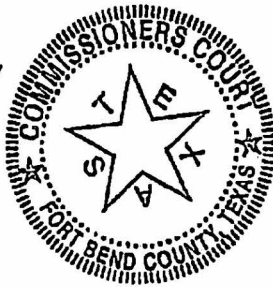
All other sales shall be conducted at the place designated by the law under which the sale is conducted.

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


KP George, County Judge

ATTEST:


Laura Richard, County Clerk



RETURNED AT COUNTER TO:

Olga Payero / County Judge
301 Jackson St
Richmond TX

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

October 29, 2020 08:51:55 AM

FEE: \$0.00 SG

2020151449



FILED

2023 JAN 26 AM 10:37

Justus Balli
COUNTY CLERK
FORT BEND COUNTY TEXAS

KL951
KMS

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-FOUR (24), IN BLOCK FIVE (5), OF THE HIGHLANDS, SECTION II, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGES 25 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/19/2008 and recorded in Document 2008125284 real property records of Fort Bend County, Texas.

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

Date: 05/02/2023 /

Time: 10:00 AM

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

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

5. Obligations Secured. The Deed of Trust executed by ZUBEDA AKHTAR, provides that it secures the payment of the indebtedness in the original principal amount of \$222,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. BANK OF AMERICA, N.A obtained a Order from the 240th District Court of Fort Bend County on 07/11/2022 under Cause No. 19-DCV-261896. 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.

Karla Balli

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

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

#10941

2023 FEB -9 AM 10:59

22-50153

20331 WEEPING PINE WAY, RICHMOND, TX 77407

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

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Property:

The Property to be sold is described as follows:

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

Security Instrument:

Deed of Trust dated March 11, 2016 and recorded on March 17, 2016 at Instrument
Number 2016027046 in the real property records of FORT BEND County, Texas, which
contains a power of sale.

Sale Information:

✓ May 2, 2023, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County
Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County
Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by KRASHAUN A. SIMMONDS AND SIMON A.
SIMMONDS secures the repayment of a Note dated March 11, 2016 in the amount of
\$257,224.00. LAKEVIEW LOAN SERVICING, LLC ENOTE VESTING--
NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950
Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust
and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee.
Pursuant to a servicing agreement and Texas Property Code section 51.0025, the
mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

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



4773974

Sally Sherman

De Cubas, Lewis & Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Sandy Dasigenis 2

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

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

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

FILED

#10941

2023 FEB -9 AM 10:59

3

23TX935-0043

918 BRIGHT LOTUS LANE, ROSHARON, TX 77583

Laura Richard

COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 27, BLOCK 1, OF SOUTHERN COLONY SECTION 4C, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20190088, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated July 24, 2020 and recorded on July 28, 2020 as Instrument Number 2020095132 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

✓ May 02, 2023, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by LISA JACKSON secures the repayment of a Note dated July 24, 2020 in the amount of \$247,656.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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



4774173

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Amy Oian, Patrick Zwiers, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, Stephen Mayers, Colette Mayers, Dana Dennen, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, Austin DuBois, Steve Leva, Sandy Dasigenis, Jeff Leva, Helen Henderson, Nick Frame, Cheyanne Troutt, Lillian Poelker, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

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

FILED

2023 FEB 13 AM 10:15

19002 Bowden Harbour Dr, Richmond, TX 77407

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

22-014364

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: 05/02/2023 ✓

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 26, 2016, and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2016020554 with Maria Luz E Lee and Jerry Q Batac (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Taylor Morrison Home Funding, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Maria Luz E Lee and Jerry Q Batac, securing the payment of the indebtedness in the original amount of \$271,121.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT ONE (1), IN BLOCK FOUR (4), OF GRAND VISTA, SECTION TEN (10), A SUBDIVISION OF 13.6609 ACRES SITUATED IN THE LEONARD BURKNAPP SURVEY, ABSTRACT NO. 108, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20150074, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



4774340

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

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIOUS HOLDINGS, 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.

2/9/2023

Executed on



James E. Albertelli, P.A.

Philip Traynor, Esq.

Gabrielle A. Davis, Esq.

Larissa Brito de Senna, Esq.

2201 W. Royal Ln, Suite 200

Irving, TX 75063

2/13/23

Executed on



SUBSTITUTE TRUSTEE

Agency Sales & Posting

Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L.

Randle, Ebbie Murphy

1320 Greenway Drive, Suite 300

Irving, TX 75038

CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

2023 FEB 14 AM 10:18 12/13

6

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 15, BLOCK 2, SIENNA PLANTATION SECTION 15A, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO 20190011 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/27/2019 and recorded in Document 2019137726 real property records of Fort Bend County, Texas.

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

Date: 05/02/2023 ✓

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by NATALIA BURDINE, provides that it secures the payment of the indebtedness in the original principal amount of \$336,996.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

Brandon Wolf

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

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Certificate of Posting

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

FILED

2023 FEB 14 AM 10:18

12113

Notice of [Substitute] Trustee Sale

Laura Richardson
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

1. Date, Time and Place of Sale.

Date: 05/02/2023 ✓

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

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

Property Address: 4706 E RIDGE CREEK DR, HOUSTON, TX 77053

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/09/2010 and recorded 03/17/2010 in Document 2010022747, real property records of Fort Bend County, Texas, with **LARRY M. SANDLES AND MARGIE RAYMOND-SANDLES** grantor(s) and Nationwide Mortgage Concepts, a Limited Liability Corporation as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LARRY M. SANDLES AND MARGIE RAYMOND-SANDLES**, securing the payment of the indebtedness in the original principal amount of **\$78,740.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

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

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

LOT TWO (2), IN BLOCK ONE (1), AMENDING PLAT OF GREEN VALLEY ESTATES, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1533/A, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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Notice of [Substitute] Trustee Sale

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

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

Date: February 9, 2023


Monique Patzer, Trustee Sale Assistant

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

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

Certificate of Posting

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

FILED

2023 FEB 21 AM 11:09

/Notice of Substitute Trustee Sale

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec # 14020

T.S. #: 22-6973

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

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

Date: 5/2/2023
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Fort Bend County Courthouse in Richmond, Texas, at the following location: At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Lot Thirty Eight (38), in Block Two (2), of Rivers Mist, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof filed for record Under Plat No. 20150265 of the plat records of Fort Bend County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 12/31/2018 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2019000619, recorded on 1/2/2019, of the Real Property Records of Fort Bend County, Texas.
Property Address: 7906 QUADE COURT ROSENBERG Texas 77469

Trustor(s):	MOHAMMAD Z KHAN AND GHAZALA KHAN	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for AmCap Mortgage, Ltd. its successors and assigns
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Current Beneficiary:	PLANET HOME LENDING, LLC	Loan Servicer:	Planet Home Lending, LLC
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Current Substituted Trustees:	Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to

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T.S. #: 22-6973

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MOHAMMAD Z KHAN AND GHAZALA KHAN, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$336,996.00, executed by MOHAMMAD Z KHAN AND GHAZALA KHAN, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for AmCap Mortgage, Ltd. its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MOHAMMAD Z KHAN AND GHAZALA KHAN, HUSBAND AND WIFE to MOHAMMAD Z KHAN AND GHAZALA KHAN. PLANET HOME LENDING, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

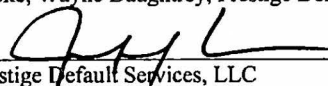
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of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

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

PLANET HOME LENDING, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 2-21-23

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


Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (866) 539-4173
Website: <https://www.servicelinkauction.com>

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

T.S. #: 2022-02355

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is 1505 Heights, 77008. I
declare under penalty of perjury that on 2-21-23 I filed at the office of
the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Jeff Leva
Declarants Name: Jeff Leva
Date: 2-21-23

FILED

2023 FEB 21 AM 11:09

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-03954

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

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

Date: 5/2/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 1, Block 02, of SOUTHERN COLONY EXPANSION PHASE 1 SECTION 1B, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat Number 20200168, Plat Records of Fort Bend County, Texas.

Commonly known as: 8031 BLACK FOREST LN ROSHARON, TX 77583

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 4/13/2021 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 4/16/2021 under County Clerk's File No 2021061305, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	Telfia Yvette Muckeroy, an unmarried person
Original Trustee:	Black, Mann & Graham, L.L.P.
Substitute Trustee:	Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as
Current Mortgagee:	nominee for Freedom Mortgage Corporation, its successors and assigns Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

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T.S. #: 2022-03954

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$248,108.00, executed by Telfia Yvette Muckerooy, an unmarried person, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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


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

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

T.S. #: 2022-03954

Dated: 2-21-23

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

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

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

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: June 14, 2018

Grantor(s): Shiby Roy and Roy George, wife and husband

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for United Wholesale

Mortgagee: Mortgage

Original Principal: \$260,200.00

Recording Information: 2018071162

Property County: Fort Bend

Property: LOT 8, BLOCK 3, OF OLYMPIA ESTATES, SECTION 8, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150204, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 2030 Argos Drive
City, TX 77459

FILED
2023 FEB 23 AM 9:03
FORT BEND COUNTY, TEXAS

Anna Fickland

Ka# 14709

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Liberty Savings Bank FSB

Mortgage Servicer: Flagstar Bank

Mortgage Servicer Address: 5151 Corporate Drive
Troy, MI 48098

SALE INFORMATION:

Date of Sale: May 2, 2023

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

Place of Sale: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, or Michael J. Burns, any to act

Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **Southlake, TX 76092**
 TXAttorney@PadgettLawGroup.com

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APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, or Michael J. Burns, any to act, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

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

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

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the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

AB

Michael J. Burns

CERTIFICATE OF POSTING

My name is JACK PALMER, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on FEB 23 2023, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

JLP

Declarant's Name: JACK PALMER

Date: 2/23/23

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

FILED

2023 FEB 23 AM 9:59

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NOTICE OF FORECLOSURE SALE

Laura Richard
COUNTY CLERK

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, TEXAS
IF YOU ARE OR 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. R14742

1. Property to Be Sold. The property to be sold is described as follows: LOT TWENTY-FOUR (24), IN BLOCK ONE (1), OF REPLAT OF RIDGEGATE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 16, PAGE 4 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/26/2018 and recorded in Document 2018010093 real property records of Fort Bend County, Texas.

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

Date: 05/02/2023

Time: 10:00 AM

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

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

5. Obligations Secured. The Deed of Trust executed by ASHLEY PITTS, provides that it secures the payment of the indebtedness in the original principal amount of \$141,391.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and deed of trust and PENNYMAC LOAN SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PENNYMAC LOAN SERVICES, LLC c/o PENNYMAC LOAN SERVICES, LLC, 6101 Condor Drive, Moorpark, CA 93021 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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Certificate of Posting

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

FILED

2023 FEB 23 AM 9:59

TS No.: 2022-00839-TX
19-000853-673

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

R#19792

1. Date, Time and Place of Sale.

Date: 05/02/2023

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

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

Property Address: 2035 DIAMOND CREST DRIVE, MISSOURI CITY, TX 77489

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/22/2009 and recorded 09/01/2009 in Document 2009092690, real property records of Fort Bend County, Texas, with **LARRY LEE MOORE JR., A Married Man and DAWN WARRICK, His Wife** grantor(s) and **BIRMINGHAM BANCORP MORTGAGE CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LARRY LEE MOORE JR., A Married Man and DAWN WARRICK, His Wife**, securing the payment of the indebtedness in the original principal amount of \$159,737.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

LOT 17, BLOCK 2, OF MEADOW CREST SEC. 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 20040199 OF THE MAP AND PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

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Notice of [Substitute] Trustee Sale

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

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

Date: February 22, 2023


Rebecca Browne, Trustee Sale Assistant

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

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

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

Certificate of Posting:

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

12
2/14/23
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2023 FEB 23 AM 10:03

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) *Jana Richard*
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY COUNTY CLERK
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. FORT BEND COUNTY, TEXAS
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Matter No.: 110394-TX

Date: February 22, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: JOHN GERALD BROUSSARD, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR NETWORK FUNDING, L.P., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 7/30/2019, RECORDING INFORMATION: Recorded on 8/8/2019, as Instrument No.
2019088884

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FOUR (4), IN BLOCK FOUR (4), OF
WINFIELD LAKES NORTH, SEC. THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20170106 OF THE
PLAT RECORDS OF FORT BEND COUNTY, TEXAS. /

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/2/2023, the foreclosure sale will be conducted in
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

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

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

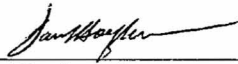
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is
authorized to collect the debt and to administer any resulting foreclosure of the property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



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WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, PAUL A. HOEFKER, 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, Phone: (713) 293-3618.

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

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

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

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 27, 2018 and recorded under Clerk's File No. 2018142740, the real property records of FORT BEND County Texas, with Krystal J. Wilcox, an unmarried person as Grantor(s) and Compass Bank as Original Mortgagee.

Deed of Trust executed by Krystal J. Wilcox, an unmarried person securing payment of the indebtedness the original principal amount of \$111,925.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Krystal J. Wilcox. PNC Bank National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: P.O. Box 1820, Dayton, OH 45401-1820.

Legal Description:

LOT 22, BLOCK 1, HUNTER'S GLEN, SECTION FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 26, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/02/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



2023 FEB 23 AM 10:03
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14752
FORT BEND COUNTY CLERK
OFFICE

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 19

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

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

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

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200

Executed on 02/20/2023.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-0323

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/25/2020

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2020177102

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
CONNIE JASMINE SALVATORE, AN UNMARRIED
WOMAN

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Property County:
FORT BEND

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: LOT 2, BLOCK 1, OF MUSTANG TRAILS SECTION 3, AN ADDITION TO THE CITY, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NUMBER 20190190, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

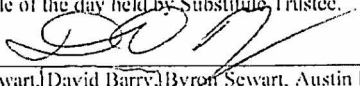
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of Tex. Prop. Code §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

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


Send written notice of the active duty military
service to the sender of this notice immediately.


Anna Sewart, [David Barry] Byron Sewart, Austin DuBois, Sandy
Dasigenis, Jeff Leva, Patricia Poston, John Burger, Martin
Beltran, Steve Leva
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOTIUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-94809-POS
Loan Type: FHA

FILED

2023 FEB 23 PM 1:13

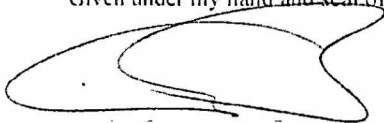

COUNTY CLERK
FORT BEND COUNTY, TEXAS

14

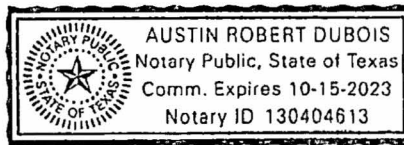
STATE OF TEXAS §
COUNTY OF Harris §

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

Given under my hand and seal of office this 23 day of February, 2023.



Notary Public
Signature



Return to:
MCCARTHY & HOLTHUIS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

DATE: February 27, 2023

2023 FEB 28 AM 8:26 a

NOTE: Note described as follows:

Date: July 27, 2020
Maker: NICHOLAS WHITE
Original
Payee: NEWREZ, LLC, d/b/a SHELLPOINT MORTGAGE SERVICING, AS
SUCCESSOR TO CALIBER HOME LOANS, INC.
Original Principal
Amount: \$248,056.00

Quia P. Black
COUNTY CLERK
FORT BEND COUNTY TEXAS

DEED OF TRUST: Deed of Trust described as follows:

Date: July 27, 2020
Grantors: NICHOLAS WHITE
Trustee: THOMAS E. BLACK, JR.
Beneficiary: NEWREZ, LLC, d/b/a SHELLPOINT MORTGAGE SERVICING, AS
SUCCESSOR TO CALIBER HOME LOANS, INC.
Recorded: DOCUMENT NO. 2020100073, WHICH WAS RECORDED IN THE
OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

LENDER: NEWREZ, LLC, d/b/a SHELLPOINT MORTGAGE SERVICING, AS
SUCCESSOR TO CALIBER HOME LOANS, INC.

BORROWER: NICHOLAS WHITE

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN FORT BEND COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.*** 15

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

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

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

MAY 2, 2023, the first Tuesday of the month, to commence at 1:00PM, or within three (3) hours that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In FORT BEND County, Texas, at THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE (IF NO SUCH PLACE IS DESIGNATED, THEN THE SALE WILL TAKE PLACE IN THE AREA WHERE THIS NOTICE OF SUBSTITUTE TRUSTEE'S SALE IS POSTED).

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder

for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: November 4, 2014
Grantor: NICHOLAS WHITE
Trustee: THOMAS E. BLACK JR.
Beneficiary: NEWREZ, LLC, d/b/a SHELLPOINT MORTGAGE SERVICING, AS SUCCESSOR TO CALIBER HOME LOANS, INC.
Recorded: DOCUMENT NO. 2020100073, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN FORT BEND COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

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

Substitute Trustee's Mailing Address:

c/o
SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of February 27, 2023**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: 

Name: Ryan A. Sheets, Attorney for
NEWREZ, LLC, d/b/a SHELLPOINT
MORTGAGE SERVICING

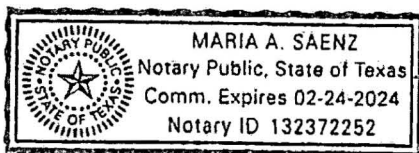
THE STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared RYAN A. SHEETS, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 27, 2023.




Notary Public, State of Texas

Notice of Sale executed by:



Name: SANDY DASIGENIS

Substitute Trustee

EXHIBIT A

15

The land hereinafter referred to is situated in the City of Fulshear, County of Fort Bend, State of TX, and is described as follows:

Lot 20, in Block 1, of Creek Bend at Cross Creek Ranch, Section 6, a Subdivision in Fort Bend County, Texas, according to the Map or Plat thereof, recorded in Plat No. 20120148 of the Plat Records of Fort Bend County, Texas.

FILED

2023 FEB 28 AM 8:27

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

[Signature]
COUNTY CLERK

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 30, 2021 and recorded under Clerk's File No. 2021145019, in the real property records of FORT BEND County Texas, with Bobby McGee, Unmarried Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Union Home Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Bobby McGee, Unmarried Man securing payment of the indebtedness in the original principal amount of \$318,667.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Bobby McGee. Union Home Mortgage Corp. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

LOT 16, BLOCK 2, OF QUAIL VALLEY SUBDIVISION, THUNDERBIRD WEST SECTION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 15 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/02/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 16

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Wayne Daughtrey, Steve Leva, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on << The 24th day of February, 2023.

/s/ Olufunmilola Oyekan, SBOT 24084552 ,
Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-0430

FILED

2023 FEB 28 AM 8:27 R

17

9126 Windswept Grove Dr, Houston, TX 77083

23-001326

Eric Pollock
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 05/02/2023

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/29/2003 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2003139026 with Eric Pollock and Timia A. Ford-Pollock (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for KB Home Mortgage Company, an Illinois Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Eric Pollock and Timia A. Ford-Pollock, securing the payment of the indebtedness in the original amount of \$152,199.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-RF1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 2, IN BLOCK 1, KINGSBRIDGE VILLAGE, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 2407/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



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

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-RF1
3476 Stateview Blvd.
Fort Mill, SC 29715

Sandy Dasigenis

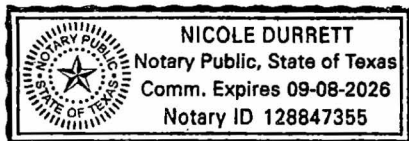
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan
L. Randle, Ebbie Murphy
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of February, 2023.



Nicole Durrett

NOTARY PUBLIC in and for

HARRIS COUNTY
My commission expires: 09-08-2026
Print Name of Notary:
NICOLE DURRETT

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

FILED

2023 FEB 28 AM 11:24

Janice Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Rec'd 16099
18

T.S. #: 2023-04526

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

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

Date: 5/2/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot Twenty-Five (25), in Block Three (3), of SEDONA CREEK SECTION 3, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in/under Slide No. 2360/A, of the Plat Records of Fort Bend County, Texas.

Commonly known as: 2730 COYOTE TRAIL DRIVE MISSOURI CITY, TX 77459

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 3/24/2021 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 3/25/2021 under County Clerk's File No 2021046451, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2022049289 and recorded on 04/08/2022. of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	ANGELA BEASLEY BOSWELL, SINGLE WOMAN
Original Trustee:	Thomas E. Black Jr.
Substitute Trustee:	Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Homebridge Financial Services, Inc., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2023-04526

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$222,888.00, executed by ANGELA BEASLEY BOSWELL, SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Homebridge Financial Services, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

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

T.S. #: 2023-04526

Dated: 2-28-23

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Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois,
John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy
Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina
Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George
Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson,
Nestor Trustee Services, LLC



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

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

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

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

FILED

2023 MAR -2 AM 10:04

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Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 05/02/2023

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

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

Property Address: 13838 BONNETBRIAR LANE, SUGAR LAND, TX 77478

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/30/2005 and recorded 12/07/2005 in Document 2005148111, real property records of Fort Bend County, Texas, with **AVERY ATKINS AND JESSIE D. SHAW, HUSBAND AND WIFE** grantor(s) and IndyMac Bank, F.S.B., a Federally Chartered Savings Bank, a Federal Savings Bank as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **AVERY ATKINS AND JESSIE D. SHAW, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of \$112,116.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY**, as Trustee for **HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2005-D** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

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

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

Lot 24, Block 1, SUGARFIELD SEC 2, according to the Plat recorded under Fort Bend County Clerk's File No. 2005131 of the Official Records of Fort Bend County, Texas.

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

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

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Notice of [Substitute] Trustee Sale

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

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

Date: February 27, 2023


Rebecca Browne, Trustee Sale Assistant

Carisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton, Rebecca Browne – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

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

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

Our Case Number: 23-00672-FC

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 27, 2019, BRANDIN D LINSEY, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to ANGELA R. HERNANDEZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2019149376, in Book N/A, at Page N/A, in the DEED OF TRUST OR REAL PROPERTY RECORDS of FORT BEND COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 2, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 in **FORT BEND COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 10, BLOCK 6, SOUTHERN COLONY SECTION 4A, A SUBDIVISION INN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180188, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 618 ASHLEY FALLS LANE, ROSHARON, TX 77583

Mortgage Servicer: GATEWAY MORTGAGE GROUP LLC

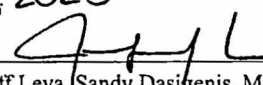
Noteholder: GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY
FIRST BANK
P.O. BOX 1560, JENKS, OK 74037

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

ACTIVE MILITARY SERVICE NOTICE

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

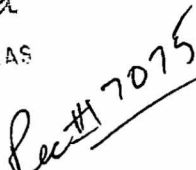
WITNESS MY HAND this 2nd day of March, 2023


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

FILED

2023 MAR -2 PM 1:24


COUNTY CLERK
FORT BEND COUNTY, TEXAS


Cert # 7075

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

FILED

2023 MAR -3 PM 12: 05

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-04740

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

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

Date: 5/2/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 17, Block 01, of Southern Colony Expansion Phase I Section 1A, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Plat Number 20200169, Plat Records of Fort Bend County, Texas.

Commonly known as: 8119 MOLASSES WAY ROSHARON, TX 77583

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 3/18/2021 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 3/22/2021 under County Clerk's File No 2021043885, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	Ralph Acosta and Davina Mitchell, husband and wife
Original Trustee:	Angela R Hernandez
Substitute Trustee:	Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

T.S. #: 2023-04740

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$197,990.00, executed by Ralph Acosta and Davina Mitchell, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

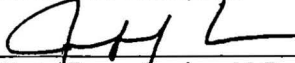
Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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T.S. #: 2023-04740

Dated: 3-3-23

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

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

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

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

FILED

22

2023 MAR -9 AM 10:14

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

LA 19092

00000008444085

8202 OAKLEAF MEADOW COURT
ROSHARON, TX 77583

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: May 02, 2023

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 10, 2018 and recorded in Document CLERK'S FILE NO. 2018090857 real property records of FORT BEND County, Texas, with ANTHONY T DUPLCHAN SR AND TAMATHA R DUPLCHAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANTHONY T DUPLCHAN SR AND TAMATHA R DUPLCHAN, securing the payment of the indebtednesses in the original principal amount of \$223,860.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DHI MORTGAGE COMPANY LTD., LP. 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. DOVENMUEHLE MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DOVENMUEHLE MORTGAGE, INC.
1 CORPORATE DRIVE, SUITE 360
LAKE ZURICH, IL 60047-8924



8202 OAKLEAF MEADOW COURT
ROSHARON, TX 77583

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0000008444085

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

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

Is Saucedo

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 9, 2023 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.

Anna Sewart

Declarants Name: Anna Sewart, Substitute Trustee

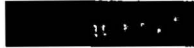
Date: 3/9/23

8202 OAKLEAF MEADOW COURT
ROSHARON, TX 77583

22 00000008444085

00000008444085

FORT BEND



LOT 41, BLOCK 2, OF SOUTHERN COLONY SECTION 3A, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170206, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AS AFFECTED BY SCRIVENER'S ERROR RECORDED IN DOCUMENT NO. 2017133096, OFFICIAL PUBLIC RECORDS FORT BEND COUNTY, TEXAS.

FILED

2023 MAR -9 AM 10:14

23
19092
00000009728346

2214 DOVETAIL PARK LANE
ROSENBERG, TX 77469

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: May 02, 2023

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 27, 2019 and recorded in Document INSTRUMENT NO. 2019071565 real property records of FORT BEND County, Texas, with KAY MAREK AND ALEX PAUL MUNGUIA, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KAY MAREK AND ALEX PAUL MUNGUIA, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$185,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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



23

2214 DOVETAIL PARK LANE
ROSENBERG, TX 77469

00000009728346

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

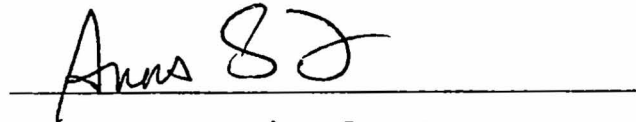
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY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



Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 9, 2023 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: Anna Sewart, Substitute TrusteeDate: 3/9/23

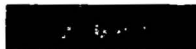
2214 DOVETAIL PARK LANE
ROSENBERG, TX 77469

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FORT BEND



LOT NINE (9), BLOCK ONE (1), WALNUT CREEK SECTION SEVENTEEN (17), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170201, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2023 MAR -9 AM 10:14

24

22418 NEWCASTLE WATERS CT
RICHMOND, TX 77469

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

00000009741265

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Rec
19092

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: May 02, 2023

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 31, 2017 and recorded in Document CLERK'S FILE NO. 2017086561; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022101220 real property records of FORT BEND County, Texas, with CARLOS A BERRIOS A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARLOS A BERRIOS A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$254,126.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



22418 NEWCASTLE WATERS CT
RICHMOND, TX 77469

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00000009741265

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

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

Is Saucedo

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 9, 2023 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.

Anna

Declarants Name: Anna Sewart, Substitute Trustee

Date: 3/9/23

24

22418 NEWCASTLE WATERS CT
RICHMOND, TX 77469

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00000009741265

FORT BEND



LOT 4, BLOCK 2, FINAL PLAT WILLIAMS RANCH SECTION 3, AN ADDITION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20150295 OF THE PLAT RECORDS OF FORT BEND
COUNTY, TEXAS.

SELECT PORTFOLIO SERVICING, INC. (SPS)
MOORE, NAOMI AND JIMMIE
4014 OLD SETTLEMENT COURT, MISSOURI CITY, TX
77459

CONVENTIONAL
Firm File Number: 16-024222

FILED

2023 MAR -9 AM 10:15

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 30, 2005, NAOMI MOORE, JOINED HEREIN PRO FORMA BY HER HUSBAND, JIMMIE MOORE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RESMAE MORTGAGE CORPORATION, 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 2005123297, 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, May 2, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the Fort Bend County Fairgrounds to the highest bidder for cash. The sale will be conducted in Building C at 4310 Highway 36 South, Rosendburg TX 77471 , of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT SEVEN (7) , IN BLOCK THREE (3) , OF PLANTATION SETTLEMENT AT FIRST COLONY, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2533/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS .

Property Address: 4014 OLD SETTLEMENT COURT
MISSOURI CITY, TX 77459
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED
HOLDERS OF J.P. MORGAN MORTGAGE ACQUISITION CORP. 2006-HE1, ASSET
BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-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.

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

SUBSTITUTE TRUSTEE

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

WITNESS MY HAND this day February 28, 2023.

By: *William Jennings*
William Jennings
Texas Bar# 24127205

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/26/2006

Original Beneficiary/Mortgagee:
WORLD SAVINGS BANK, FSB

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2006092998

Grantor(s)/Mortgagor(s):
LOUIS SALVADOR RODRIGUES AND SANDRA
RODRIGUES, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

26

Property County:
FORT BEND

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT THIRTY-TWO (32), IN BLOCK ONE (1), A PARTIAL REPLAT OF OYSTER CREEK PLACE,
SECTION ONE (1) REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN SLIDE NO. 919-A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471; OR
AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE
COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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

Anna S

Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John
Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva,
Patricia Poston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED

2023 MAR -9 AM 10:15

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

MH File Number: TX-23-96987-POS
Loan Type: Conventional Residential

R 19092

FILED

2023 MAR -9 AM 10:52

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19113
Laura Richardson
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT 5, BLOCK 2, MONTERREY AT WILLOWBEND SECTION 3, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140057 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/06/2015 and recorded in Document 2015048565 real property records of Fort Bend County, Texas.

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

Date: 05/02/2023

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by SOMNUCK SOOKASEM, provides that it secures the payment of the indebtedness in the original principal amount of \$335,920.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank, National Association is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank, National Association c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

Certificate of Posting

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

FILED

2023 MAR -9 AM 10: 52

28
Jana Richardson
COUNTY CLERK
FORT BEND COUNTY, TEXAS 19113

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT ONE (1), IN BLOCK ONE (1), OF CRYSTAL LAKE ESTATES, REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO (S). 20120062 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/30/2016 and recorded in Document 2016096690 real property records of Fort Bend County, Texas.

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

Date: 05/02/2023

Time: 01:00 PM

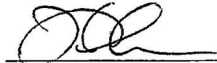
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by CARLEEN MARIE FORD AND FELIX LORENZO FORD, provides that it secures the payment of the indebtedness in the original principal amount of \$413,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank, National Association is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank, National Association c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

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

29

RECORDING REQUESTED BY:

2023 MAR -9 AM 10:54

WHEN RECORDED MAIL TO:

Spura Richard O
COUNTY CLERK
FORT BEND COUNTY, TEXAS

19114

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

TS No TX07000049-23-1

APN 3043-01-001-0230-907

TO No 230065487-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 28, 2018, SANTA MONICA MARIN AND SANTIAGO IBANEZ, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of F. ANTHONY MUSGRAVE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICA'S CHOICE HOME LOANS LP, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$196,377.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on February 28, 2018 as Document No. 2018021469 in Fort Bend County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 3043-01-001-0230-907

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, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 2, 2023 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 9th day of March, 2023.


By: Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey,
Steve Leva
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

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

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

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TS No TX07000049-23-1

APN 3043-01-001-0230-907

TO No 230065487-TX-RWI

EXHIBIT "A"

LOT TWENTY-THREE (23), IN BLOCK ONE (1), OF GREAT OAKS, SEC. 1, A SUBDIVISION
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2507/A OF THE PLAT
RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2023 MAR -9 PM 12: 06

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

19177

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-03988

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

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

Date: 5/2/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT 5, BLOCK 2, PIN OAK VILLAGE, SECTION TWO, PARTIAL REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1190/B, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Commonly known as: 24807 VALLEYLIGHT DRIVE KATY, TX 77494

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 2/3/2020 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 2/5/2020 under County Clerk's File No 2020013996, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2021069793 and recorded on 04/29/2021 of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	Jesus J. Seanez Jr and Sandra Seanez, husband and wife
Original Trustee:	Brett M. Shanks
Substitute Trustee:	Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Secure Financial Services, Inc. dba Secure Mortgage Company, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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T.S. #: 2022-03988

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$300,000.00, executed by Jesus J. Seanez Jr and Sandra Seanez, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Secure Financial Services, Inc. dba Secure Mortgage Company, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

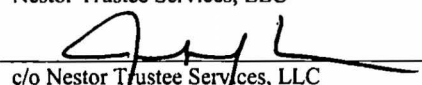
Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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T.S. #: 2022-03988

Dated: 3-9-23

Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

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

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

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

FILED

2023 MAR 13 AM 10:45

23TX935-0093
8431 ASHLAWN DR, HOUSTON, TX 77083

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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NOTICE OF FORECLOSURE SALE

FORT BEND COUNTY, TEXAS

#19957

Property:

The Property to be sold is described as follows:

LOT (16) BLOCK (1), OF MISSION GLEN, SECTION (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 678/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated February 5, 2016 and recorded on February 8, 2016 as Instrument Number 2016012728 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

May 02, 2023, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by OCTAVIA JACKSON AND XAVIER C MOORE secures the repayment of a Note dated February 5, 2016 in the amount of \$133,438.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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



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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.

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Lillian Poelker, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

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

FILED

2023 MAR 13 PM 1:07

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

12 20068

00000009386954

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15414 LONGHORN CAVERN
SUGAR LAND, TX 77478

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: May 02, 2023

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 29, 2000 and recorded in Document CLERK'S FILE NO. 2000085255 real property records of FORT BEND County, Texas, with FELIPE JAIMES AND MARIA JAIMES, grantor(s) and WORLD SAVINGS BANK, FSB, A FEDERAL SAVINGS BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FELIPE JAIMES AND MARIA JAIMES, securing the payment of the indebtednesses in the original principal amount of \$128,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II 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



15414 LONGHORN CAVERN
SUGAR LAND, TX 77478

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0000009386954

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

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

Is Saucedo

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 13, 2023 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.

Anna Sewart

Declarants Name: Anna Sewart, Substitute Trustee

Date: 3/13/23

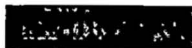
15414 LONGHORN CAVERN
SUGAR LAND, TX 77478

00000009386954

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00000009386954

FORT BEND



LOT 4 BLOCK 1 OF PARK POINTE SECTION FOUR A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE
PLAT THEREOF UNDER SLIDE NO 1850/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2023 MAR 13 PM 1:07

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Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

P Jones

3702 POPLAR SPRINGS DR
MISSOURI CITY, TX 77459

00000009743758

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: May 02, 2023 /

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 06, 2016 and recorded in Document CLERK'S FILE NO. 2016047344 real property records of FORT BEND County, Texas, with BARRY O INGRAM AND TANYA C INGRAM, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BARRY O INGRAM AND TANYA C INGRAM, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$570,176.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301



3702 POPLAR SPRINGS DR
MISSOURI CITY, TX 77459

0000009743758

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

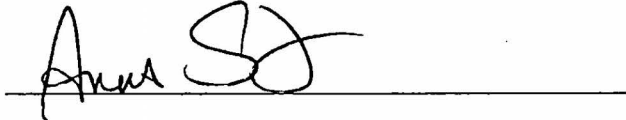
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY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



Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 13, 2023 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: Anna Sewart, Substitute Trustee

Date: 3/13/23

3702 POPLAR SPRINGS DR
MISSOURI CITY, TX 77459

00000009743758

33

00000009743758

FORT BEND



LOT 6, IN BLOCK 1, OF ESTATES OF SILVER RIDGE, A SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2200/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

34

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 26, 2019 and recorded under Clerk's File No. 2019042475, in the real property records of FORT BEND County Texas, with Scott F Diddell, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Scott F Diddell, a single man securing payment of the indebtedness in the original principal amount of \$649,474.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Scott F Diddell. J.P. Morgan Mortgage Trust 2019-6 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. JPMorgan Chase Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. JPMorgan Chase Bank, National Association, is representing the Mortgagee, whose address is: 3415 Vision Drive, Columbus, OH 43219-6009.

Legal Description:

LOT TWENTY-FOUR (24), IN BLOCK FOUR (4), OF FINAL PLAT OF AVALON AT SIENNA PLANTATION, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20150166 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/02/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



FILED
2023 MAR 14 AM 11:00
FORT BEND COUNTY CLERK
OFFICE
REC 20459

"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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

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

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

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on March 9, 2023.

/s/ Danya F. Gladney ARDC# 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-0596

FILED

2023 MAR 14 PM 1:38

35

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 2023-04959-TX

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

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

Date: 5/2/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT TWENTY-THREE (23), IN BLOCK ONE (1), OF KINGDOM HEIGHTS, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20170108, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 2611 PATRICIA CROSSING ROSENBERG, TX 77471

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 7/9/2019 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 7/18/2019 under County Clerk's File No 2019078284, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2022017561 and recorded on 02/07/2022. of the Real Property Records of Fort Bend County, Texas.

Grantor(s): JERMAYNE JOSEPH WILLIAMS, SR AND LARESHA WILLIAMS, HUSBAND AND WIFE
Original Trustee: THOMAS E. BLACK, JR.
Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ROUNDPOINT MORTGAGE SERVICING CORPORATION, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2023-04959-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$263,800.00, executed by JERMAYNE JOSEPH WILLIAMS, SR AND LARESHA WILLIAMS, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ROUNDPOINT MORTGAGE SERVICING CORPORATION, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

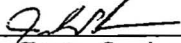
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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

T.S. #: 2023-04959-TX

Dated: **MAR 14 2023**

35
Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois,
John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy
Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina
Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George
Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson,
Nestor Trustee Services, LLC


c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

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

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

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

FILED

2023 MAR 14 PM 1:38

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 2023-04940-TX

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

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

Date: 5/2/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT 16, BLOCK 3, RIVERWOOD VILLAGE SEC. 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN DOCUMENT NO. 20170199, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Commonly known as: 5135 GREEN GATE TRAIL RICHMOND, TX 77469

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 1/14/2020 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 1/23/2020 under County Clerk's File No 2020008673, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2022020239 and recorded on 02/11/2022. of the Real Property Records of Fort Bend County, Texas.

Grantor(s): Gilberto Rodriguez Jr, an unmarried person

Original Trustee: Black, Mann & Graham

Substitute Trustee: Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2023-04940-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$203,420.00, executed by Gilberto Rodriguez Jr, an unmarried person, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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


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

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

T.S. #: 2023-04940-TX

Dated: **MAR 14 2023**

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Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois,
John Burger, Martin Beltran, Patricia Poston, Jeff Leva, Steve Leva, Sandy
Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina
Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George
Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson,
Nestor Trustee Services, LLC


c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

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

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

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

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FILED

2023 MAR 16 PM 1:10

23TX577-0013
10410 PLADDAWA LN, RICHMOND, TX 77407

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

#2378

Property:

The Property to be sold is described as follows:

LOT NINE (9), IN BLOCK THREE (3), OF ALIANA, SECTION 24, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20130232 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated January 15, 2021 and recorded on January 26, 2021 as Instrument Number 2021012279 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

May 02, 2023, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

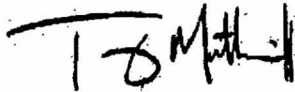
The Deed of Trust executed by NOUREEN HAJIANI AND AHMED KAMRUDDIN secures the repayment of a Note dated January 15, 2021 in the amount of \$288,000.00. HOME POINT FINANCIAL CORPORATION, whose address is c/o Home Point Financial Corporation, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Home Point Financial Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

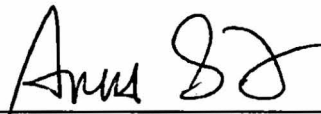
In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Stewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Lillian Poelker, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Anna Stewart, declare under penalty of perjury that on the 16th day of March, 2015 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/2/2004

Grantor(s)/Mortgagor(s):
JOSEPH JOHNSON, JR. AND WIFE, DAWN JOHNSON

Original Beneficiary/Mortgagee:
LONG BEACH MORTGAGE COMPANY, A
CORPORATION

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as Trustee, in
trust for registered Holders of Long Beach Mortgage Loan
Trust 2005-1, Asset-Backed Certificates, Series 2005-1
Property County:
FORT BEND

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2004112081

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: LOT ONE (1), IN BLOCK ONE (1), OF RUSTLERS CROSSING, REPLAT NO. ONE (1), A
SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
SLIDE NO. 1600/B, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471; OR
AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE
COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

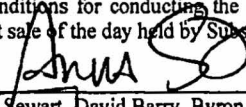
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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


Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John
Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva,
Patricia Poston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED

2023 MAR 16 PM 1:10


COUNTY CLERK
FORT BEND COUNTY, TEXAS

MH File Number: TX-14-23902-FC
Loan Type: Conventional Residential

21378

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/17/2016

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016069107

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Legal Description: SEE EXHIBIT A ATTACHED HERETO

Date of Sale: 5/2/2023 ✓

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

Place of Sale of Property: 4310 Texas 36 South, Rosenberg, Fort Bend, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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

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

Send written notice of the active duty military

service to the sender of this notice immediately.

Grantor(s)/Mortgagor(s):
JORGE PENA CORTES AND ALMA RIVAS CORTES,
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
FORT BEND

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

FILED

2023 MAR 16 PM 1:10

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

R 21378

Anna S
Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Coranplum, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

MH File Number: TX-23-97043-POS
Loan Type: Conventional Residential

EXHIBIT A

TRACT 1:

FIELD NOTES for a 13.281 acre tract of land out of that certain called 332.67 acre tract in deed to A & M Partners recorded in County Clerk File No. 9759011, Official Records Fort Bend County, Texas, situated in the Philo Fairchild League, Abstract 24, Fort Bend County, Texas and being more particularly described by metes and bounds as follows with all bearings being based on the lower east line of said certain called 332.67 acre tract being North (called (North)):

COMMENCING at a found railroad spike lying in Peters Road (60 foot right-of-way) marking the southeast corner of said certain called 332.67 acre tract, the northeast corner of a certain called 1.263 acre tract in deed to Charles A. Fink, et ux, recorded in Volume 1987, Page 56, Official Records Fort Bend County, Texas, lying on the west line of a certain called 100.00 acre tract in deed to Liddie and Paul Peters recorded in Volume 389, Page 249 and Volume 367, Page 243, Deed Records Fort Bend County, Texas;

THENCE North (called North) along the lower east line of said certain called 332.67 acre tract and said Peters Road, at 1,425.46 feet pass a found cotton picker spindle marking the southwest corner of a certain called 20.6729 acre tract in deed to Freddy A. Pavlicek, recorded in Volume 2402, Page 305, Official Records Fort Bend County, Texas and continuing for a total distance of 2,411.38 feet to a set 60d nail in road for the upper southeast corner and Place of Beginning of the herein described tract:

THENCE continuing North (called North) along the upper east line of the herein described tract, lower east line of said certain called 332.67 acre tract and the west line of said certain called 20.6729 acre tract at 7.06 feet pass a found 1/2 inch iron pipe marking the northwest corner of said certain called 20.6729 acre tract and marking the southwest corner of a certain called 29.1087 acre tract in deed to Francis Ann Pavlicek recorded in Volume 2402, Page 306, Official Records Fort Bend County, Texas and continuing for a total distance of 20.00 feet to a 60d nail in road for the northeast corner of the herein described tract from which a found 1/2 inch iron pipe marking the lower northeast corner of said certain called 332.67 acre tract and the northwest corner of said certain called 29.1087 acre tract bears North 1,389.87 feet;

THENCE West along the north line of the herein described tract, across said certain called 332.67 acre tract, at 30.00 feet pass a set 1/2 inch iron pipe with cap for reference, continuing at 1,307.10 feet pass a set 1/2 inch iron pipe with cap for reference, continuing at 2,903.54 pass a set 1/2 inch iron pipe for reference and continuing for a total distance of 3,003.54 feet to the northwest corner of the herein described tract lying in Big Creek and on the Southeast line of a certain called 480.40 acre tract in deed to The Greenwald Trust recorded in County Clerk File No. 9533662 of the Official Records Fort Bend County, Texas;

THENCE in a southwesterly direction along the northwesterly line of the herein described tract, northwesterly line of said certain called 332.67 acre tract, the southeasterly line of said certain called 480.40 acre tract and the meanders of said Big Creek with the following calls:

South 10 degrees, 18 minutes, 49 seconds West (called South 10 degrees 18 minutes 49 seconds West), 281.13 feet;

South 11 degrees 39 minutes 46 seconds West (called South 11 degrees 39 minutes 46 seconds West), 44.44 feet to the southwest corner of the herein described tract;

THENCE East along the lower south line of the herein described tract, across said certain called 332.67 acre tract, at 100.00 feet pass a set 1/2 inch iron pipe with cap for reference and continuing for a total distance of 1,755.76 feet to a set 1/2 inch iron pipe with cap for the lower southeast corner of the herein described tract;

THENCE North along the lower east line of the herein described tract, 300.11 feet to a set 1/2 inch iron pipe with cap for an interior corner of the herein described tract;

THENCE East along the upper south line of the herein described tract, at 1,277.10 feet pass a set 1/2 inch iron pipe with cap for reference lying on the west line of said Peters Road and continuing for a total distance of 1,307.10 feet to the Place of Beginning and containing 13.281 acres of land more or less.

LESS AND ACCEPT

TRACT 2:

FIELD NOTES for a 8.603 acre tract of land out of that certain called 13.281 acre tract in deed to Jorge Cortes and Alma Cortes and further being out of that certain called 332.67 acre tract in deed to A & M Partners recorded in County Clerk's file 9759011, Official Records Fort Bend County, Texas, situated in the Philo Fairchild League, Abstract 24, Fort Bend County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of that certain called 332.67 acre tract, with the northeast corner of a certain called 1.263 acre tract in deed to Charles A. Fink, et ux, recorded in Volume 1987, Page 56, Official Records Fort Bend County, Texas lying on the west line of a certain called 100.00 acre tract deed to Liddle and Paul Peters recorded in Volume 389, Page 249, and Volume 367, Page 243, Deed Records of Fort Bend County, Texas and lying in the center of Peters Road (60 feet) wide;

THENCE North (called North) along the lower east line of said 332.67 acre tract and said Peters Road, a distance of 2411.38 feet to a 60d nail found in road for the upper southeast corner and Place of Beginning of the herein described tract;

THENCE West, along the north line of that certain tract of land recorded under F.B.C.C. File No. 2005638615, a distance of 1,452.21 feet to a 1/2 inch iron rod set for corner for the herein described tract;

THENCE South, a distance of 200.00 feet to a 1/2 iron rod set for corner of the herein described tract;

THENCE West, a distance of 1,591.48 feet to the center of Big Creek for the southwest corner of the herein described tract;

THENCE North 10 degrees 18 minutes 49 seconds East, along the center of Big Creek, a distance of 223.61 feet to the northwest corner of the herein described tract;

THENCE East, along the south lines of those certain tracts of land as recorded under F.B.C.C. File Nos. 99100863 and 2003060399, a distance of 3,003.54 feet to the northeast corner of that certain called 332.67 acre tract and the northwest corner of that certain called 29.108 acre tract recorded in Volume 2402 at Page 306 Deed Records of Fort Bend County, Texas and lying in said Peters Road for the northeast corner of the herein described tract land;

THENCE South, along the west line of said called 29.108 acre tract, a distance of 20.00 feet to the Place of Beginning and containing 374,746.68 square feet or 8.603 acres of land, more or less.

AND RESERVING THEREIN THE FOLLOWING EASEMENT

ROADWAY EASEMENT:

FIELD NOTES for 0.667 acre tract of land out of that certain called 13.281 acre tract in deed to Jorge Cortes and Alma Cortes and further being out of that certain called 332.67 acre tract in deed to A & M Partners recorded in County Clerk's File 9759011, Official Records Fort Bend County, Texas, situated in the Philo Fairchild League, Abstract 24, Fort Bend County, Texas and being more particularly described as follows:

COMMENCE at the southeast corner of that certain 332.67 acre tract, with the northeast corner of a certain called 1.263 acre tract in deed to Charles A. Fink, et ux, recorded in Volume 1987, Page 56 Official Records Fort Bend County, Texas, lying on the west line of a certain called 100.00 acre tract to Liddle and Paul Peters recorded in Volume 389, Page 249 and Volume 367, Page 243 Deed Records of Fort Bend County, Texas and lying in the center of Peters Road (60 feet) wide;

THENCE North (called North) along the lower east line of said 332.67 acre tract and said Peters Road, a distance of 2411.38 feet to a 60d nail found for the upper southeast corner and Place of Beginning of the herein described tract;

THENCE West, along the north line of that certain tract of land recorded under F.B.C.C. File No. 2005638615, a distance of 1452.21 feet to an 1/2 inch iron rod set for corner for the herein described tract;

THENCE North, a distance of 20.00 feet to the northwest corner of the herein described tract;

THENCE East, along the south lines of those certain tracts of land as recorded under F.B.C.C. File Nos. 99100863 and 2003060399, a distance of 1452.21 feet to the northeast corner of that certain called 332.67 acre tract and the northwest corner of that certain called 29.108 acre tract recorded in Volume 2402 at Page 306 Deed Records of Fort Bend County, Texas and lying in said Peters Road for the northeast corner of the herein described tract of land;

THENCE South, along the west line of said called 29.108 acre tract, a distance of 20.00 feet to the Place of Beginning and containing 29,044.2 square feet or 0.667 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE SALE

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Deed of Trust Date:
3/12/2018

Grantor(s)/Mortgagor(s):
HEATHER CAMPBELL, A MARRIED WOMAN,
JOINED HEREIN BY HER WIFE, JENLIZBETH
RISIEN, SOLELY ON A PRO FORMA BASIS FOR THE
PURPOSE TO PERFECT THE SECURITY INTEREST
HEREIN, BUT NOT OTHERWISE BE LIABLE AND
KATHY THORNTON RISIEN, A SINGLE WOMAN
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER
FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL
MORTGAGE, ITS SUCCESSORS AND ASSIGNS

FILED

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018026502

Property County:
FORT BEND

2023 MAR 16 PM 1:10

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Anna Richard 21378
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Legal Description: LOT 8, BLOCK 1, YOUNG RANCH SEC 3, A SUBDIVISION IN FORT BEND COUNTY AND
WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS PLAT NO. 20160015,
MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND UNDER INSTRUMENT NO. 1600273, IN THE
OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

Date of Sale: 5/2/2023

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

Place of Sale of Property: 4310 Texas 36 South, Rosenberg, Fort Bend, TX, 77471 OR IN THE AREA DESIGNATED BY
THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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

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

service to the sender of this notice immediately.

Anna SO
Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel
Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette
Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith,
Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press,
Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin
DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff
Leva, Steve Leva, Patricia Poston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97097-POS
Loan Type: Conventional Residential

Our Case No. 23-00750-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF FORT BEND

Deed of Trust Date:
July 30, 2020

Property address:
5422 ATWOOD CANYON COURT
RICHMOND, TX 77407

Grantor(s)/Mortgagor(s):
KIMBERLI ISABEL RESINOS, A SINGLE PERSON

LEGAL DESCRIPTION: Lot 21, Block 1, OF LONG MEADOW FARMS SEC 45, a Subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20180254 of the Plat Records of Fort Bend County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
AMERICA'S CHOICE HOME LOANS LP, ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: MAY 2, 2023 ✓

Property County: FORT BEND

Original Trustee: F. ANTHONY MUSGRAVE

Recorded on: July 31, 2020
As Clerk's File No.: 2020098193
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie
Murphy, Wayne Daughtrey, Steve Leva, Marinosci Law
Group PC

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MAY 2, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county

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Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, March 14, 2023

MARINOSCI LAW GROUP, PC

By: _____

SAMMY HOODA
MANAGING ATTORNEY

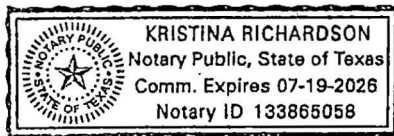
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Kristina Richardson, the undersigned officer, on this, the 14 day of March 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



Kristina Richardson
Notary Public for the State of TEXAS

My Commission Expires: 7-19-2026
Kristina Richardson
Printed Name and Notary Public

Grantor:	AMERIHOM MORTGAGE COMPANY, LLC	Return to:	MARINOSCI LAW GROUP, P.C.
	425 PHILLIPS BOULEVARD		MARINOSCI & BAXTER
	EWING, NJ 08618		16415 Addison Road, Suite 725
	Our File No. 23-00750		Addison, TX 75001

FILED

2023 MAR 20 AM 9:41

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Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

R# 22081

Notice of Substitute Trustee Sale

T.S. #: 23-8535

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

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

Date: 5/2/2023 ✓
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Fort Bend County Courthouse in Richmond, Texas, at the following location: At the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

LOT THIRTY-ONE (31) IN BLOCK TWO (2) OF POLO RANCH SECTION 5, A SUBDIVISION OF 17.048 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 AND THE JOHN RANDON LEAGUE, ABSTRACT 76, IN THE COUNTY OF FORT BEND, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER CLERK'S FILE NO. 2019113109 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 12/30/2020 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2021001847, recorded on 1/6/2021, of the Real Property Records of Fort Bend County, Texas.
Property Address: 31747 WELLINGTON PASS FULSHEAR, TX 77441

Trustor(s):	MONIQUE BURKS	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), AS NOMINEE FOR HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust	Loan Servicer:	SN Servicing Corporation
Current Substituted Trustees:	Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC		

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

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T.S. #: 23-8535

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MONIQUE BURKS, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

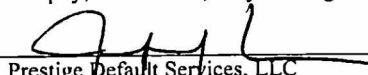
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$202,332.00, executed by MONIQUE BURKS, A SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), AS NOMINEE FOR HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MONIQUE BURKS, A SINGLE WOMAN to MONIQUE BURKS. U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

Dated: 3-20-23

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


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

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T.S. #: 23-8535

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

FILED

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2023 MAR 22 PM 2:17

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

C#23245

DEED OF TRUST INFORMATION:

Date: April 14, 2005
Grantor(s): Nhat Quang Tran, a single person and Oanh Kim Ly, a single person
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation
Original Principal: \$300,000.00
Recording Information: 2005045377
Property County: Fort Bend
Property: LOT FOUR 4, IN BLOCK TWO 2, OF WOODBRIDGE OF FORT BEND COUNTY, SECTION SIX 6, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2027 B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
Property Address: 11210 Hundred Bridge Lane
Sugar Land, TX 77478

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 100 MS 561
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: May 2, 2023
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, or Michael J. Burns, or Jonathan Smith, any to act

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Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **Southlake, TX 76092**
 TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, or Michael J. Burns, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

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

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

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

AB

Michael J. Burns

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 3-22-23, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

Jeff Leva
Declarant's Name: Jeff Leva

Date: 3-22-23

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

WITNESS MY HAND this 22nd day of March, 2023.

Jeff Leva
Jeff Leva

FILED

2023 MAR 23 AM 9:54

44

23343

Laura Richard

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States: If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 29, 2002 and recorded under Clerk's File No. 2002095188, in the real property records of FORT BEND County Texas, with Gloriela Pomare and Felipe Pomare, wife and husband as Grantor(s) and Fieldstone Mortgage Company as Original Mortgagee.

Deed of Trust executed by Gloriela Pomare and Felipe Pomare, wife and husband securing payment of the indebtedness in the original principal amount of \$151,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Gloriela Pomare, Felipe Pomare. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT FIFTY-FOUR (54), IN BLOCK TWO (2), OF TEAL RUN SECTION ELEVEN (11), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2135/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/02/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Austin DuBois, Byron Sewart, David Barry, John Burger, Martin Beltran, Patricia Poston, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 03/20/2023.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-22-3454

FILED

2023 MAR 23 AM 9:55

2351
Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

45

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT FIVE (5), BLOCK TWO (2) OF REPLAT OF RIDGEGATE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 4, (TRANSFERRED TO 205/A) OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/15/2006 and recorded in Document 2006159844 real property records of Fort Bend County, Texas.

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

Date: 05/02/2023

Time: 01:00 PM

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

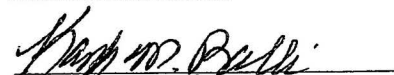
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of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

5. Obligations Secured. The Deed of Trust executed by SHARLEENE MITCHELL, provides that it secures the payment of the indebtedness in the original principal amount of \$89,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 obtained a Order from the 240th District Court of Fort Bend County on 03/16/2023 under Cause No. 22-DCV-297798. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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


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

Certificate of Posting

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

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date:	12/30/2017
Grantor(s):	SYLVIA LYLES, A SINGLE PERSON
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal:	\$142,500.00
Recording Information:	Instrument 2018003910
Property County:	Fort Bend
Property:	(See Attached Exhibit "A")
Reported Address:	3327 ITHACA DRIVE, MISSOURI CITY, TX 77459

FILED
2023 MAR 23 AM 10:37
CLERK
FORT BEND COUNTY, TEXAS

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	Specialized Loan Servicing LLC
Mortgage Servicer:	Specialized Loan Servicing LLC
Current Beneficiary:	Specialized Loan Servicing LLC
Mortgage Servicer Address:	6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale:	Tuesday, the 2nd day of May, 2023
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

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

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

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

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

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

Certificate of Posting

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on MAR 23 2023 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.


By: 

Exhibit "A"

LOT EIGHT (8), IN BLOCK THREE (3), OF OLYMPIA ESTATES, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2331/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
SITUATED IN THE COUNTY OF FORT BEND, STATE OF TEXAS

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

FILED

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2023 MAR 23 AM 11:23

4910 GINGER BLUFF TRAIL
KATY, TX 77494

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

R # 23447

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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: May 02, 2023

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 14, 2018 and recorded in Document CLERK'S FILE NO. 2018106157 real property records of FORT BEND County, Texas, with ANA MARCANO AND NESTOR MARCANO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANA MARCANO AND NESTOR MARCANO, securing the payment of the indebtednesses in the original principal amount of \$212,325.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MATRIX FINANCIAL SERVICES CORP is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FLAGSTAR BANK, NA
5151 CORPORATE DRIVE
TROY, MI 48098



4910 GINGER BLUFF TRAIL
KATY, TX 77494

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

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

Is Saucedo

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 23, 2023 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.

Anna

Declarants Name: Anna Sewart, Substitute Trustee

Date: 3/23/23

4910 GINGER BLUFF TRAIL
KATY, TX 77494

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FORT BEND



LOT NINETEEN (19), IN BLOCK THREE (3), OF CINCO RANCH SOUTHWEST, SEC. 62, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20120065, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/1/2018

Grantor(s)/Mortgagor(s):
CHRISTOPHER S. VELAZQUEZ, A SINGLE MAN

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

Current Beneficiary/Mortgagee:
GUILD MORTGAGE COMPANY, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018087185

Property County:
FORT BEND

48
K23447
FILED

2023 MAR 23 AM 11:24

Mortgage Servicer:
Guild Mortgage Company LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
5887 Copley Drive,
San Diego, CA 92111

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Legal Description: LOT 20, BLOCK 1, CAMBRIDGE FALLS, SECTION 5, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140176, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 5/2/2023

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

Place of Sale of Property: 4310 Texas 36 South, Rosenberg, Fort Bend, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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

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

Anna S
Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, Sandy Dasigenis, Jeff Leva, Patricia Poston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-94298-POS
Loan Type: Conventional Residential

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 26, 1997 and recorded under Clerk's File No. 9777363, in the real property records of FORT BEND County Texas, with Brian M. Lemon and Perri J. Lemon, husband and wife as Grantor(s) and Alliance Mortgage Company, A Florida Corporation as Original Mortgagee.

Deed of Trust executed by Brian M. Lemon and Perri J. Lemon, husband and wife securing payment of the indebtedness in the original principal amount of \$78,030.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Brian M. Lemon, Perri J. Lemon. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: P.O. Box 1820, Dayton, OH 45401-1820.

Legal Description:

ALL THAT CERTAIN TRACT OF LAND BEING 11,964 SQUARE FEET KNOWN AS TRACT 50 BEING A PART OF LOTS 51, 52 AND 53, IN BLOCK 24, OF MISSION BEND, SAN MIGUEL, SECTION 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 11 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO KENNETH WAYNE BEYER, ET UX RECORDED IN FILE NO. 9306425 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. SAID 11,964 SQUARE FEET AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 05/02/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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



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2023 MAR 30 AM 9:49
PNC 25451

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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Austin DuBois, Byron Sewart, David Barry, John Burger, Martin Beltran, Patricia Poston, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 03/27/2023.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-0676

EXHIBIT A

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All that certain tract of land being 11,964 square feet known as Tract 50 being a part of Lots 51, 52 and 53, in Block 24, of Mission Bend, San Miguel, Section 6, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 11 of the Plat Records of Fort Bend County, Texas and being that same tract of land described in Deed to Kenneth Wayne Beyer, et ux recorded in File No. 9306425 of the Official Records of Fort Bend County, Texas. Said 11,964 square feet being more fully described as follows:

BEGINNING at an iron rod set for the Southwest corner of this tract at the Southwest corner of Lot 52, in Block 24, of Mission Bend, San Miguel, Section 6, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 11 of the Plat Records of Fort Bend County, Texas.

THENCE N 00° 42' 45" W at a distance of 78.65 feet passing the common West corner of Lots 52 and 53 and continuing for a total distance of 78.89 feet to an iron rod set for the Northwest corner of this tract at the Southwest corner of a tract of land described in Deed to Scott L. Bitely, et ux recorded in File No. 9204556 of the Official Records of Fort Bend County, Texas.

THENCE N 64° 13' 31" E a distance of 118.50 feet to an iron rod found on the West line of Solana Drive (50 feet wide) for the Most Northerly Northeast corner of this tract at the Southeast corner of said Bitely tract.

THENCE along the West line of Solana Drive with a curve to the left, said curve having a radius of 50.00 feet and an arc length of 37.50 feet to an iron rod found for the Most Easterly Northeast corner of this tract at the Northwest corner of a tract of land described in Deed to Charles Randall Gray, et ux recorded in File No. 9269369 of the Official Records of Fort Bend County, Texas.

THENCE S 21° 15' 12" W a distance of 111.23 feet to an iron rod set on the South line of Lot 51 for the Southeast corner of this tract at the Southwest corner of said Gray tract.

THENCE S 88° 49' 33" W at a distance of 13.35 feet passing the common South corner of Lots 51 and 52 and continuing for a total distance of 92.34 feet back to the place of beginning containing 11,964 square feet of land.

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 27, 2018 and recorded under Clerk's File No. 2018044990, in the real property records of FORT BEND County Texas, with Delton Lance Sloniger, married Patricia Sloniger as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for HomeBridge Financial Services, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Delton Lance Sloniger, married Patricia Sloniger securing payment of the indebtedness in the original principal amount of \$235,200.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Delton Lance Sloniger. Pingora Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOT TWENTY (20), IN BLOCK SIX (6), OF PECAN GROVE PLANTATION, SECTION TWO (2), SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/02/2023 ✓

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: FORT BEND County Courthouse, Texas at the following location: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77479 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

TERMS OF SALE

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

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



FILED
2023 MAR 30 AM 9:49
FORT BEND COUNTY CLERK
J. Cooper

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

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

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, Israel Curtis, Stephen Mayers, Colette Mayers, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Anna Sewart, John Sisk, Joshua Sanders, Wayne Daughtrey, Steve Leva, Austin DuBois, Byron Sewart, Cheyanne Troutt, David Barry, John Burger, Kinney Lester, Martin Beltran, Nick Frame, Patricia Poston, Ramiro Cuevas, Thomas Gilbreith, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 03/28/2023.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-22-3399

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 28, 2004 and recorded under Clerk's File No. 2004122130, in the real property records of FORT BEND County Texas, with Leon Leday III, a married man and Shanteral Leday, proforma only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CTX Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Leon Leday III, a married man and Shanteral Leday, proforma only securing payment of the indebtedness in the original principal amount of \$118,600.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Leon Leday III. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT SIXTY-NINE (69), IN BLOCK FOUR (4), OF THE WOODS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 692/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/02/2023 ✓

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



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JUC 25461

"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Austin DuBois, Byron Sewart, David Barry, John Burger, Martin Beltran, Patricia Poston, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on March 24, 2023.

/s/ Will Morphis ARDC# 24131905, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-22-2324

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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: 05/02/2023 ✓

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/31/2012 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2013001963 with Alvin Edwards (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Interline Mortgage Services, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Alvin Edwards, securing the payment of the indebtedness in the original amount of \$180,372.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT FOURTEEN (14), IN BLOCK ONE (1), OF OLYMPIA ESTATES, SECTION 5, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 2486/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED
2023 MAR 30 AM 9:50
FOR FORT BEND COUNTY, TEXAS
COURT CLERK
25457



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

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

Sandy Dasigenis

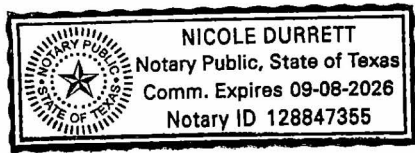
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of March, 2023.



Nicole Durrett

NOTARY PUBLIC in and for

HARRIS COUNTY

My commission expires: 09-08-2026

Print Name of Notary:

NICOLE DURRETT

CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

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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 THREE (3), AND THE EAST ONE HALF (E 1/2) OF LOT TWO (2), IN BLOCK TWO (2), OF BRAZOS TERRACE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 381, PAGE 542, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/19/2004 and recorded in Document 2004108885 real property records of Fort Bend County, Texas.

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

Date: 05/02/2023

Time: 10:00 AM

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

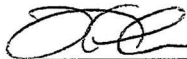
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of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

5. Obligations Secured. The Deed of Trust executed by BRENDLE HARRIS AND EDDIE L. HARRIS, provides that it secures the payment of the indebtedness in the original principal amount of \$117,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust obtained a Order from the 458th District Court of Fort Bend County on 04/12/2022 under Cause No. 21-DCV-289356. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



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

FILED
2023 MAR 30 AM 9:51
CLERK OF DISTRICT COURT
FORT BEND COUNTY, TEXAS
1002541

Certificate of Posting

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

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Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 05/02/2023 ✓

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

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

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

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/25/2006 and recorded 06/02/2006 in Document 2006064714, real property records of Fort Bend County, Texas, with **Noel Keeley, an Unmarried Person** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Noel Keeley, an Unmarried Person**, securing the payment of the indebtedness in the original principal amount of **\$151,920.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC3** is the current mortgagee of the note and deed of trust or contract lien.

FILED
2023 MAR 30 AM 9:51
FORT BEND COUNTY CLERK
JULIE B. BROWN
CLERK

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Notice of [Substitute] Trustee Sale

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

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

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

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

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

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Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 05/02/2023

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

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

Property Address: 15 Bees Creek Court, Missouri City, TX 77459

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/28/2004 and recorded 07/30/2004 in Document 2004093292, real property records of Fort Bend County, Texas, with **Bert Emanuel and Teri Emanuel, husband and wife** grantor(s) and **INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Bert Emanuel and Teri Emanuel, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$582,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY** as Trustee for **INDYMAC INDX MORTGAGE LOAN TRUST 2004-AR9, MORTGAGE PASS-THROUGH CERTIFICATES Series 2004-AR9** is the current mortgagee of the note and deed of trust or contract lien.

FILED
2023 MAR 30 AM 9:51
Rec
2541

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/21/2004

Grantor(s)/Mortgagor(s):
RICHARD ALSENZ, A SINGLE MAN

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

Current Beneficiary/Mortgagee:
Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A. as Trustee to Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass Through Certificates, Series 2005-3XS
Property County:
FORT BEND

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2004132023

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LOT EIGHTY-THREE (83), IN BLOCK ONE (1), IN AMENDING PLAT OF JADE ISLAND AT LAKE OLYMPIA, A SUBDIVISION, IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2275/B AND 2276/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

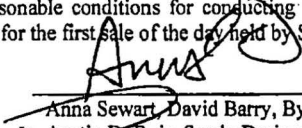
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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



Anna Sewart, David Barry, Byron Sewart, Helen Henderson,
Austin DuBois, Sandy Dasigenis, Jeff Leva, Patricia Poston,
John Burger, Martin Beltran, Steve Leva
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-96090-POS
Loan Type: Conventional Residential

FILED FOR RECORD
NO. _____ TIME 4:52 P.M.

MAR 30 2023


County Clerk Fort Bend Co. Texas

NOTICE OF SUBSTITUTE TRUSTEE SALE

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Deed of Trust Date:
7/22/2011

Grantor(s)/Mortgagor(s):
JANICE L. BURNS, A SINGLE WOMAN

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Current Beneficiary/Mortgagee:
Nationstar Mortgage LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2011080614

Property County:
FORT BEND

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LOT 8, BLOCK 3, PARK POINTE, SECTION 5, A SUBDIVISION IN FORT BEND COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 1851/A, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS

Date of Sale: 5/2/2023

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

Place of Sale of Property: 4310 Texas 36 South, Rosenberg, Fort Bend, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

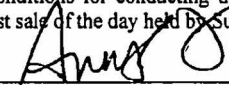
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

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

service to the sender of this notice immediately.


Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
NO. _____ TIME 9:52 AM
P.M.

MAR 30 2023


County Clerk Fort Bend Co. Texas

MH File Number: TX-23-97113-POS
Loan Type: Conventional Residential

FILED

2023 MAR 31 PM 2:33

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

March 29, 2023

26281
Yana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

51

Deed of Trust:

Dated: January 25, 2016

Grantor: Kevin J. Simmons and wife Carolyn T. Simmons

Trustee: Jerry W. Bussell

Beneficiary: Raul C. Cardona and wife Delicia R. Cardona

Recorded as: Document No 2016007493 Real Property Records of Fort Bend County, Texas

Secures: Obligation in that one certain promissory note with an original principal amount of \$696,000.00 executed on January 25, 2016, by Kevin J. Simmons and wife Carolyn T. Simmons.

Property: Lot Seven (7), Block One (1), of SIENNA ACREAGE ESTATES PHASE Three-C (3C), an addition in Fort Bend County, Texas, according to the map or plat hereof recorded in Slide No. 2524/B of the Map/Plat Records of Fort Bend County, Texas.

Substitute Trustee: Rick Guerra, Eric Days, Brent Smith, Donnell Colbert, Esteban Almaraz, Chris Orta and/or Zemyazem Martinez

Address: 515 N. Sam Houston Pkwy. E.
Suite 250
Houston, Texas 77060

Foreclosure Sale:

Date: Tuesday, May 2, 2023

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10 a.m. and 1 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10 a.m. The sale will be completed by no later than 4:00 p.m.

Place: Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, Texas 77471, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

Therefore, notice is given that on and at the Date, Time and Place 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 refilled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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

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

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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.

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

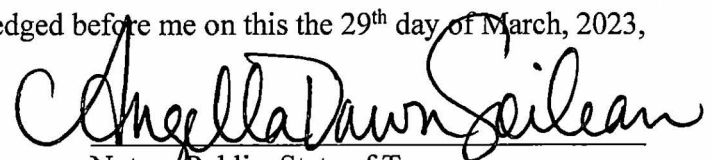

Eric Days

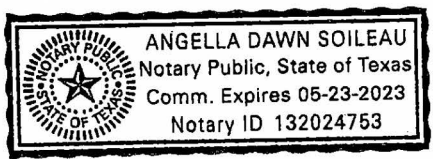
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this the 29th day of March, 2023, by Eric Days.


Notary Public, State of Texas



After Recording Return To

51

Eric Days
Guerra Days Law Group, PLLC
515 N. Sam Houston Pkwy. E.
Suite 250
Houston, Texas 77060

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: May 11, 2006

Grantor(s): IRFANA MIRZA, A MARRIED MAN AND ATHER MIRZA SIGNING PRO-FORMA TO PERFECT LIEN ONLY

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER

Original Principal: \$171,200.00

Recording Information: 2006058563

Property County: Fort Bend

Property: LOT 10, IN BLOCK 4, OF OAK HOLLOW, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 1677/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 2007 Magnolia Crest Lane
Sugar Land, TX 77478

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB

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

SALE INFORMATION:

Date of Sale: May 2, 2023

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

Place of Sale: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

PLG File Number: 23-003295-1

FILED FOR RECORD
NO _____ TIME 2:33 P.M.

MAR 31 2023

Laura Richard
County Clerk Fort Bend Co. Texas

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Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Padgett Law Group, Michael J. Burns, any to act

Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Padgett Law Group, Michael J. Burns, any to act, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except

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the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

MB

Michael J. Burns

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 3-31-23, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

Jeff Leva
Declarant's Name: Jeff Leva

Date: 3-31-23

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

WITNESS MY HAND this 31st day of March, 2023.

Jeff Leva

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 20, 2007, LOLA MAE OUSLEY AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to TIMOTHY M. BARTOSH OR WILLIAM B. NARYKA, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007036525 in the DEED OF TRUST OR REAL PROPERTY RECORDS of FORT BEND COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 2, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 in **FORT BEND COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 2, BLOCK 1, PARKWAY TRAILS, SECTION ONE, A SUBDIVISION TO THE CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER PLAT NO. 20060065, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Property Address: 1226 CURTIS CROSSING, MISSOURI CITY, TX 77489

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: BANK OF AMERICA, N.A.

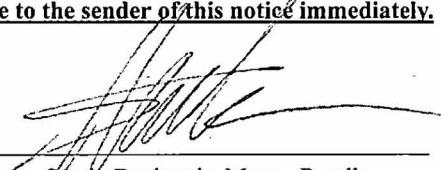
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 31st day of March, 2023.


Jeff Leva, Sandy Dasigenis, Megan Randle-
Bender, Debby Jurasek, Jack Palmer, Sabrina
Palmer, **Marinosci Law Group PC**

FILED

#26627

2023 APR -3 PM 4:04


COUNTY CLERK
FORT BEND COUNTY, TEXAS

Substitute Trustee Address:

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

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NOTICE OF SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY AND ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

1. Date, Time, and Place of Sale.

Date: May 2, 2023 ✓
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

2. Terms of Sale. The Substitute Trustee will sell the Property at the public venue to the highest bidder. Payment must be made by Cashier's check, certified check, or cash.

3. Instrument to be Foreclosed. The instrument to be foreclosure is the Deed of Trust executed and delivered by Graysally C. Amaezechi as Grantor(s)/Borrowers, and Marcos Garrido, his successors and assigns, as original mortgagees executed on March 7, 2022, recorded document no. 2022037767 in the real property records of Fort Bend County, Texas

4. Obligations Secured. Deed of Trust executed by Graysally C. Amaezechi, securing the payment of the indebtedness in the original principal amount of \$37,592.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Marcos Garrido is the current mortgagee of the Note and Deed of Trust, according to the recorded document no. 2022037767.

5. Property to Be Sold. Legal Description (the "Property"):

LOT TWO (2), IN BLOCK FOUR (4), OF BRIARGATE, SECTION (1) A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 15, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS ALSO COMMONLY KNOWN AS 6759 INDIAN LAKE DRIVE MISSOURI CITY, TX 77489

Also Commonly known as 6759 Indian Lake Drive Missouri City, TX 77489

FILED

2023 APR -4 AM 11:22

ac 27044

Christina R. Baker
COUNTY CLERK
FORT BEND COUNTY TEXAS

60

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

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

WHEREAS, the undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustee and appoints Angela Walter whose address is 2825 Wilcrest Dr Suite 530, Houston, Texas 77042 as Substitute Trustee ("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.

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 Marcos Garrido, the legal holder of such indebtedness and the liens securing same has requested Substitute Trustee to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

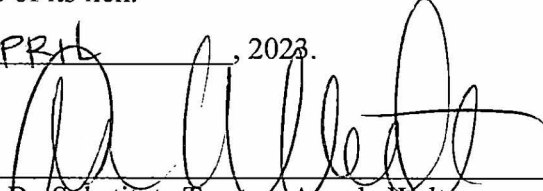
The Deed of Trust may encumber both real and personal property, Formal notice is hereby given of Marcos Garrido's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with Marcos Garrido's rights and remedies under the Deed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

NOTICE IS FURTHER GIVEN, except to the extent that the Substitute Trustee may bind and obligate Borrowers to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS", "WHERE IS" condition, without any expressed or implied warranties. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose

60
personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclosure of its lien.

WITNESS, my hand this 3 day of APRIL, 2023.


By Substitute Trustee: Angela Walter
Texas Real Estate & Business Law Firm PLLC
2825 Wilcrest Dr Suite 530
Houston, Texas 77042

State of Texas §
County of Harris §

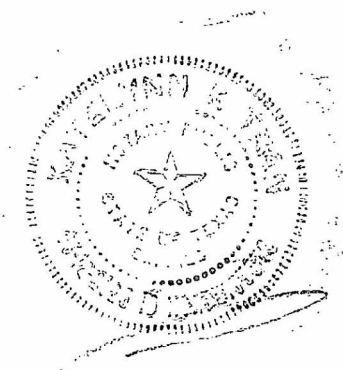
Before me, on this 3rd day of April, 2023 personally appeared Angela Walter personally known to me or by government identity card to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of April, 2023.


Notary Public Signature

RETURN TO:

Texas Real Estate & Business Law Firm PLLC
2825 Wilcrest Dr Suite 530
Houston, TX 77042



16711 Benchmark, Drive Houston, TX 77053

22-014423

61

PK
REC 2746

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: 05/02/2023 ✓

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/25/2005 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2005093781 with Orma Lee Williams and Natalie Williams (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Orma Lee Williams and Natalie Williams, securing the payment of the indebtedness in the original amount of \$86,767.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT THREE (3), IN BLOCK TWO (2), OF BENCHMARK, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 28, PAGE 22 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2023 APR -6 AM 9:10
FILED
Fort Bend County Clerk
COUNTY CLERK
FORT BEND COUNTY TEXAS



4780309

PA
RECORDED

61

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

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

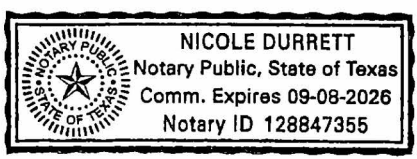
Sandy Dasigenis

SUBSTITUTE TRUSTEE
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan
L. Randle, Ebbie Murphy
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of April, 2023.



Nicole Durrett

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

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

Notice of Foreclosure Sale

April 6, 2023

FILED

2023 APR -6 PM 1:28

62

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Deed of Trust

Dated: September 13, 2019

Grantor: Zachary Allen Copper, a single person

Trustee: Michael Fritz Baird

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 2019105634 of the real property records of Fort Bend County, Texas

Legal Description: **Lot 21, Block 3, Sienna Plantation, Section 21, a subdivision in Fort Bend County, Texas, according to the plat thereof recorded under Plat Document No. 20170087, of the Plat Records of Fort Bend County, Texas.**

Property Address: 2411 Lowndes Pt., Missouri City, TX 77459

Secures: Note ("Note") in the original principal amount of \$290,000.00, executed by Zachary Allen Copper ("Borrower") and payable to the order of Lender

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

Substitute Trustee: Jacquelyn D. McAnelly, M. H. Cersonsky, John "Cortland" Timm.

Substitute Trustee's Address: 1770 St. James Place, Suite 150, Houston, Texas 77056

Foreclosure Sale:

Date: May 2, 2023 ✓

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: Fort Bend County Fairgrounds – Building C, 43110 Highway 36 South, Rosenberg, Texas 774714, or as designated by the County Commissioner's Office. 62

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

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

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

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

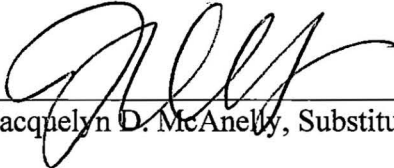
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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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.



Jacquelyn D. McAnelly, Substitute Trustee

FILED FOR RECORD
NO _____ TIME 10:52 P.M.

APR 06 2023 REC 28030

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Anna Richard
County Clerk Fort Bend Co. Texas

FORT BEND County

Deed of Trust Dated: September 19, 2011

Amount: \$390,000.00

Grantor(s): HAROLD J SARVER and MARINA O SARVER

Original Mortgagee: SECURITY ONE LENDING

Current Mortgagee: Reverse Mortgage Funding LLC

Mortgagee Servicer and Address: c/o COMPU-LINK d/b/a CELINK, 2900 ESPERANZA CROSSING, AUSTIN, TX 78758

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

Recording Information: Document No. 2011095194

Legal Description: LOT 17, BLOCK 2, OF FALCON RANCH, SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2300/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

WHEREAS HAROLD J SARVER is deceased.

Date of Sale: May 2, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


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

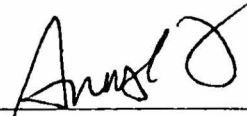
JOHN SISK OR KELLY MCDANIEL, ISRAEL CUTIS, TIM WORSTELL, AARON CRAWFORD, THOMAS GILBRAITH, JOSHUA SANDERS, COLETTE MAYERS, JULIAN PERRINE, LEB KEMP, MATTHEW HANSEN, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, JEFF LEVA,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

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

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

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


Anthony Allen Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-002977


Anna Sewart, Substitute Trustee
Printed Name: _____
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

STATE OF TEXAS

COUNTY OF FORT BEND

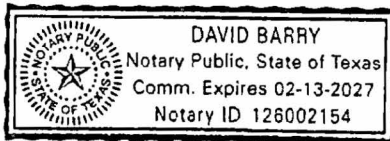
Before me, the undersigned authority, on this 6th day of April 2023,
personally appeared Anna Stewart, known to me to be the person(s) whose name
is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the
same for the purposes and consideration therein expressed, and in the capacity therein stated.

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NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-002977



FILED FOR RECORD
NO. _____ TIME 10:52 P.M.

APR 06 2023

Laura Richard
County Clerk Fort Bend Co. Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: July 2, 2012

Amount: \$127,242.00

Grantor(s): LEWIS A REYNOLDS and WENDY REYNOLDS

Original Mortgagee: MEMBERS CHOICE CREDIT UNION

Current Mortgagee: MEMBERS CHOICE CREDIT UNION

Mortgagee Address: MEMBERS CHOICE CREDIT UNION, 18211 KATY FWY, Houston, TX 77094

Recording Information: Document No. 2012079953

Legal Description: LOT SEVEN (7), IN BLOCK ONE (1) OF VICTORIA LAKES, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1593/B OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Date of Sale: May 2, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


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

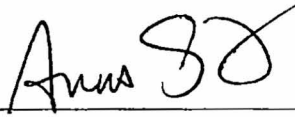
JOHN SISK OR KELLY MCDANIEL, ISRAEL CUTIS, TIM WORSTELL, AARON CRAWFORD, THOMAS GILBRAITH, JOSHUA SANDERS, COLETTE MAYERS, JULIAN PERRINE, LEB KEMP, MATTHEW HANSEN, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, JEFF LEVA,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

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

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

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


Anthony Alon Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-003321


Printed Name: Anna Sewart, Substitute Trustee
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/28/1999

Grantor(s)/Mortgagor(s):
WANDA BERNARD AND WALTER BERNARD

Original Beneficiary/Mortgagee:
Scott Wizig Enterprises, Inc.

Current Beneficiary/Mortgagee:
Bayview Financial Property Trust

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2002092327

Property County:
FORT BEND

65
FILED FOR RECORD
NO _____ **TIME** 10:52 **A.M.**
APR 06 2023
Anna Richard *lc 28030*
County Clerk Fort Bend Co. Texas

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: LOT SEVEN (7) IN BLOCK FOUR (4), OF BRIAR VILLA SOUTH, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S) 619/B AND 620/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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

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

Anna S

Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCarthy & Holthus, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-95523-FC
Loan Type: Contract For Deed

NOTICE OF FORECLOSURE SALE

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

Deed of Trust (With Security Agreement and Assignment of Rents)

Dated: December 30, 2021

Indebtedness (original amount): \$5,888,353.00

Grantor: D-W SOUTH TRACT, LLC

Mortgagee: Caz Creek Lending Holdings, LLC

Recorded: Document # 2022005326 in the Real Property Records of Fort Bend County, Texas

PROPERTY

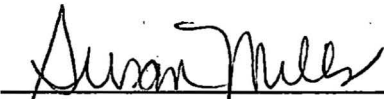
SEE EXHIBIT "A" ATTACHED HERETO

DATE OF SALE May 2, 2023 ✓

EARLIEST TIME SALE WILL BEGIN 1:00 pm

PLACE OF SALE OF THE PROPERTY At the Fort Bend County Courthouse or as otherwise designated by the County Commissioners Court.

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



Dated April 10, 2023

Richard Duncan, Yanira Reyes, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, and/or Meagan Randle
Substitute Trustee
c/o Harrison & Duncan PLLC, 8700 Crownhill, Suite 505, San Antonio, Texas 78209

2023 APR 10 AM 8:36
COUNTY CLERK
FORT BEND COUNTY, TEXAS

FILED

Cal

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

A TRACT OR PARCEL OF LAND CONTAINING 34.7145 ACRES, MORE OR LESS, LOCATED IN THE WILLIAM STANLEY SURVEY ABSTRACT NO. 599, THE GEORGE FIELDS SURVEY, ABSTRACT NO. 591 AND THE BROOKS AND BURLESON SURVEY, ABSTRACT NO. 145, ALL IN FORT BEND COUNTY, TEXAS BEING OUT OF THAT CERTAIN 43.1706 ACRE TRACT OF LAND CONVEYED TO PARKWAY LAKES MASTER, LTD. IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2005069256 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY TEXAS; AND BEING OUT OF A 36.7950 ACRE TRACT AS DESCRIBED IN DEED 2012093804 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS; SAID 34.7145 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASIS IS THE NORTH RIGHT-OF-WAY LINE OF BELLAIRE BOULEVARD BEING SOUTH 85 DEGREES 40 MINUTES 00 SECONDS WEST)

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF NORTH PARK DRIVE (60 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF PARK WESTHEIMER BOULEVARD (80 FEET WIDE) FOR THE NORTHWEST CORNER OF THE 36.7950 ACRE TRACT AND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 85 DEGREES 40 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PARK WESTHEIMER BOULEVARD, A DISTANCE OF 1095.67 FEET TO A 5/8 INCH IRON ROD FOUND AT A POINT OF CURVATURE TO THE RIGHT, BEING THE NORTH END OF A CUT-BACK LINE FOR PEEK ROAD (ALSO KNOWN AS BELLEFONTE BOULEVARD) (120 FEET WIDE);

THENCE IN A SOUTHEASTERLY DIRECTION WITH THE SAID CUT-BACK LINE AND WITH THE SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94 DEGREES 25 MINUTES 24 SECONDS, A CHORD BEARING SOUTH 47 DEGREES 07 MINUTES 18 SECONDS EAST, A CHORD DISTANCE OF 36.89 FEET AND AN ARC LENGTH OF 41.20 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY IN THE WEST RIGHT-OF-WAY LINE OF SAID PEEK ROAD;

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PEEK ROAD, A DISTANCE OF 772.40 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 6.3740 ACRE TRACT

THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID 6.3740 ACRE TRACT, A DISTANCE OF 721.48 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 6.3740 ACRE TRACT;

THENCE SOUTH 43 DEGREES 03 MINUTES 57 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 6.3740 ACRE TRACT, A DISTANCE OF 1054.95 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 6.3740 ACRE TRACT, SAID IRON ROD BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID PEEK ROAD;

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PEEK ROAD, A DISTANCE OF 88.04 FEET TO A 5/8 INCH IRON ROD FOUND AT A POINT OF CURVATURE TO THE RIGHT, BEING THE NORTH END OF A CUT-BACK LINE FOR BELLAIRE BOULEVARD (120 FEET WIDE);

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THENCE IN A SOUTHWESTERLY DIRECTION WITH THE SAID CUT-BACK LINE AND WITH THE SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85 DEGREES 34 MINUTES 37 SECONDS, A CHORD BEARING SOUTH 42 DEGREES 52 MINUTES 30 SECONDS WEST, A CHORD DISTANCE OF 33.96 FEET AND AN ARC LENGTH OF 37.34 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY IN THE NORTH RIGHT-OF-WAY LINE OF SAID BELLAIRE BOULEVARD;

THENCE, SOUTH 85 DEGREES 40 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF BELLAIRE BOULEVARD A DISTANCE OF 4.23 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER, BEING THE SOUTHWEST CORNER OF A CALLED 2.0805 ACRE TRACT;

THENCE ALONG THE EAST, NORTH, AND WEST LINE OF A CALLED 2.0805 ACRE TRACT THE FOLLOWING THREE CALLS:

NORTH 04 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.72 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 535.38 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 479.36 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF SAID BELLAIRE BOULEVARD.

THENCE SOUTH 86 DEGREES 04 MINUTES 52 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BELLAIRE BOULEVARD, A DISTANCE OF 760.33 FEET TO A 5/8 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID NORTH PARK DRIVE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH PARK DRIVE, A DISTANCE OF 1680.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.7145 ACRES (1,512,164 SQUARE FEET) OF LAND, MORE OR LESS.

SAVE AND EXCEPT THEREFROM that certain 11.51 acre tract of land as was conveyed to Pelican District West, LLC, a Texas limited liability company, by virtue of that certain Warranty Deed with Vendor's Lien recorded under Fort Bend County Clerk's File No. 2021128298, being more particularly described by notes and bounds therein.

TRACT 2:

A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, AS SET FORTH AND DEFINED IN THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT BY AND BETWEEN ACE MANOR PROPERTY MANAGEMENT I, LTD., A TEXAS LIMITED PARTNERSHIP AND THE DISTRICT AT PARKWAY LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2016100890.

SAVE AND EXCEPT FROM TRACT 1:

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A TRACT OR PARCEL CONTAINING 13.364 ACRES OR 582,122 SQUARE FEET OF LAND SITUATED IN THE W. STANLEY SURVEY, ABSTRACT NO. 598, FT. BEND COUNTY, TEXAS, BEING PART OF AND OUT OF A CALLED 34.7145 ACRE TRACT, CONVEYED TO D-W SOUTH TRACT, LLC AS RECORDED UNDER FORT BEND COUNTY CLERK FILE (F.B.C.C.F.), WITH SAID 13.364 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83):

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF BELLAIRE BOULEVARD (120 FEET WIDE) AS RECORDED IN PLAT NO. 20070063 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) AND MARKING THE SOUTHEAST CORNER OF A CALLED 2.3144 AC RE TRACT OF LAND BEING A NON-EXCLUSIVE PRIVATE ROAD OR R.O.W. EASEMENT RECORDED IN VOLUME 1071, PAGE 730 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), GRANTED TO PARK WESTHEIMER PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN F.B.C.C.F. NO. 2003073950, AND RECORDED AS AN ACCESS & UTILITY EASEMENT IN F.B.C.C.F. NO. 2018047399, KNOWN AS NORTH PARK DRIVE;

THENCE, NORTH 02 DEG. 32 MIN. 45 SEC. WEST, ALONG THE EAST LINE OF SAID NORTH PARK DRIVE, A DISTANCE OF 185.55 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE MOST WESTERLY SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 32 MIN. 45 SEC. WEST, CONTINUING ALONG THE EAST LINE OF SAID NORTH PARK DRIVE, A DISTANCE OF 1,120.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 45 DEG. 41 MIN. 42 SEC. EAST, OVER AND ACROSS SAID 34.7145 ACRE TRACT, A DISTANCE OF 1,054.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GRULLER 5476" FOUND MARKING THE NORTHWEST CORNER OF RESTRICTED RESERVE "A", BLOCK 1 OF ACE MANOR BUSINESS PARK, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20160188, F.B.C.P.R., AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 06 DEG. 57 MIN. 45 SEC. EAST, ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 479.38 FEET TO AN "X" SET IN CONCRETE ON THE NORTH R.O.W. LINE OF SAID BELLAIRE BOULEVARD AND MARKING THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 83 DEG. 02 MIN. 15 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID BELLAIRE BOULEVARD, A DISTANCE OF 369.64 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 06 DEG. 57 MIN. 45 SEC. WEST, OVER AND ACROSS SAID 34.7145 ACRE TRACT, A DISTANCE OF 185.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 83 DEG. 02 MIN. 15 SEC. WEST, A DISTANCE OF 376.40 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.364 ACRES OR 582,122 SQUARE FEET OF LAND.

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A TRACT OR PARCEL CONTAINING 0.9893 OF AN ACRE OR 43,029 SQUARE FEET OF LAND BEING OUT OF AND A PART OF A CALLED 34.7145 ACRE TRACT CONVEYED TO D-W SOUTH TRACT, LLC., AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2018102705 SITUATED IN THE BROOKS & BURLESON SURVEY, ABSTRACT NO. 145, FORT BEND COUNTY, TEXAS, WITH SAID 0.9893 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED MILLER FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF PEEK ROAD (120 FEET WIDE) AS RECORDED UNDER PLAT NO. 20070063, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.) FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE A, WESTPARK SPRINGS) MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20130103, F.B.C.P.R., A CALLED 6.374 ACRE TRACT CONVEYED TO PROPSTONE, LLC., AS RECORDED UNDER F.B.C.C.F. NO. 2013079477;

THENCE, SOUTH 87 DEG. 27 MIN. 15 SEC. WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE A, A DISTANCE OF 331.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 32 MIN. 45 SEC. WEST, OVER AND ACROSS SAID 34.7145 ACRE TRACT, A DISTANCE OF 130.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 27 MIN. 15 SEC. EAST, CONTINUING OVER AND ACROSS SAID 34.7145 ACRE TRACT, A DISTANCE OF 331.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET ON THE WEST R.O.W. LINE OF SAID PEEK ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 32 MIN. 45 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID PEEK ROAD, A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.9893 ACRES OR 43,092 SQUARE FEET OF LAND.

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**1.629-ACRES (70,956 SQ. FT.)
W. STANLEY SURVEY, ABSTRACT NO 599
FORT BEND COUNTY, TEXAS**

BEING 1.629-ACRES (70,956 SQUARE FEET) OF LAND SITUATED IN THE W. STANLEY SURVEY, ABSTRACT NO. 599, IN FORT BEND COUNTY, TEXAS, BEING PART OF AND OUT OF A CALLED 34.7145-ACRES TRACT RECORDED UNDER FORT BEND COUNTY CLERK FILE (F.B.C.C.F.) 201102705 OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), SAID 1.629 ACRE TRACT BEING PREVIOUSLY RECORDED UNDER F.B.C.C.F. NO. 2022021729 O.P.R.F.B.C.T. AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING In the north right-of-way (ROW) line of Bellaire Boulevard (120 feet wide) and in the east ROW line of North Park Drive (60 feet wide) at a 5/8-inch iron rod with cap (WINDROSE) found marking the southwest corner the herein described tract;

THENCE North 02° 32' 45" West, 185.55 feet, with the east ROW line of North Park Drive to a 5/8-inch iron rod with cap (WINDROSE) found, marking the most westerly south corner of a called 13.364-Acres tract recorded under F.B.C.C.F. No. 2022021729 O.P.R.F.B.C.T. and the northwest corner of the herein described tract;

THENCE North 83° 02' 15" East, 376.40 feet, to a 5/8-inch iron rod with cap (WINDROSE) found marking an interior corner of aforementioned 13.364-Acres tract and the northeast corner of the herein described tract;

THENCE South 06° 57' 45" East, 185.00 feet, with the common line of aforementioned 13.364-Acres tract and a called 35' access easement recorded under F.B.C.C.F. No. 2022021729 O.P.R.F.B.C.T. to a 5/8-inch iron rod with cap (WINDROSE) found in the north ROW line of Bellaire Boulevard marking the most southerly west corner of 13.364-Acres tract and the southeast corner of the herein described tract;

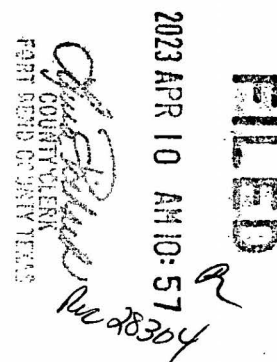
THENCE South 83° 02' 15" West, 390.69 feet, with the north ROW line of Bellaire Boulevard to the **POINT OF BEGINNING** and containing 1.629-Acres more or less.

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NOTICE OF ACCELERATION AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTE AND DEED OF TRUST INFORMATION:

Note:	Real Estate Lien Note
Deed of Trust:	Deed of Trust and Security Agreement dated April 14, 2022, filed as Instrument No. 2022062331 of the Official Public Records of Fort Bend County, Texas
Date of Note and Deed of Trust:	April 14, 2022
Grantor:	Altaie Corporation
Original Mortgagee:	Private Lender Network, LLC
Original Principal Amount of Note:	\$298,000.00
Recording Information:	Instrument No. 2022062331 of the Official Public Records of Fort Bend County, Texas
Property County:	Fort Bend County, Texas
Property:	One lot(s) located at 3818 Doveswood Circle, Needville, Fort Bend County, Texas 77461, and more particularly described as follows: Lot 10, Block 1, of HIGHLAND POINTE, SECTION 1, a subdivision in the City of Needville, Fort Bend County, Texas, according to the plat recorded in Slide No. 1777/A, Map Records, Fort Bend, Texas.
Additional Property:	All improvements, fixtures, materials, supplies, equipment, apparatus, and other items owned by Grantor and attached to, installed in or used in connection with the Property and such other personal property described as Mortgaged Property pursuant to the Deed of Trust.



MORTGAGE SERVICING INFORMATION:

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



Current Mortgagee: FMJM RWL VI Trust 2021-1
Mortgage Servicer: Private Lender Network, LLC
Current Beneficiary: FMJM RWL VI Trust 2021-1
Mortgage Servicer
Address: 9050 N. Capital of Texas Highway, Bldg. 3, Suite 130
Austin, Texas 78759

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SALE INFORMATION:

Date of Sale: **May 2, 2023** ✓
Time of Sale: **1:00 P.M. or within three hours thereafter.**
Place of Sale: The Property has been scheduled for foreclosure sale on Tuesday, May 2, 2023 between the hours of 10:00 A.M. and 4:00 P.M. AT THE FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471. If the proceeding area is no longer the designated area, the place of sale will be at the area most recently designated by the Brazoria County Commissioner's Court (pursuant to §§51.002(h) of the TEX. PROP. CODE ANN.). This sale shall commence at 1:00 P.M. or within three hours thereafter. The property will be sold to the highest bidder for cash.
Substitute Trustee: Jeff Leva or Sandy Dasigenis or Megan L. Randle or Ebbie Murphy or Wayne Daughtrey or Steve Leva
Substitute Trustee Address: ServiceLink Agency Sales and Posting, LLC
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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

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

WHEREAS, the original Trustee, Kareem Hajjar, and any previously appointed Substitute Trustees have been removed and Jeff Leva or Sandy Dasigenis or Megan L. Randle or Ebbie Murphy or Wayne Daughtrey or Steve Leva have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jeff Leva or Sandy Dasigenis or Megan L. Randle or Ebbie Murphy or Wayne Daughtrey or Steve Leva, as Substitute Trustee, will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantors warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchasers own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.



SANDY DASIGENIS, Substitute Trustee

NOTICE OF FORECLOSURE SALE

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April 6, 2023

Deed of Trust ("Deed of Trust"):

Dated: October 13, 2022

Grantor: Maria De La Luz Marcela Mata Garcia, a single person

Trustee: Liang Gao

Lender: Good Bull 477, LLC

Recorded in: Instrument No. 2022130349 of the Official Records of Fort Bend County, Texas

Legal Description: Tract16 BEING a 20.961 acre tract situated in the H. & T.C. R.R. CO. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 482. 734 acre tract of land described in instrument to Good Bull 477, LLC, recorded under Clerk's File Number 2021195926 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), said 20.961 acre tract being more particularly described by metes and bounds in the attached Exhibit A.

Secures: Promissory Note ("Note") in the original principal amount of \$340,000.00, executed by Maria De La Luz Marcela Mata Garcia ("Borrower") and payable to the order of Lender

Substitute Trustee: Jeff Leva, Sandy Dasigenis or Steve Leva

Substitute Trustee's

Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, May 2, 2023

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

FILED
2023 APR 10 AM 10:58
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

pe 28312

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Good Bull 477, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Good Bull 477, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Good Bull 477, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Good Bull 477, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If Good Bull 477, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Good Bull 477, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

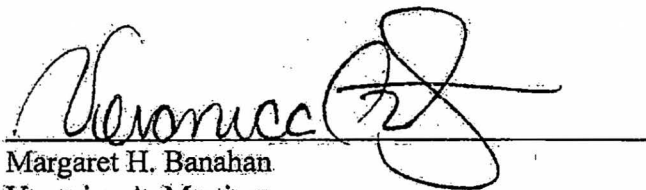
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

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

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

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



Margaret H. Banahan
Veronica A. Martinez
R. Alex Weatherford
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Telephone (281) 394-3122
Telecopier (281)-940-2743
Attorney for Lender



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

Exhibit A

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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 TRACT 16 20.961 ACRES

JA 22 2939

IN THE H. & T.C. RR. CO. SURVEY, ABSTRACT NUMBER 237 FORT BEND COUNTY, TEXAS

BEING a 20.961 acre tract of land situated in the H. & T.C. RR. Co. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 482.734 acre tract described in instrument to Good Bull 447, LLC, recorded under Clerk's File Number 2021195926, of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), said 20.961 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail found at the intersection of the approximate centerline of Wolfgang Road with the approximate centerline of said Barak Road, for the southerly corner of said 482.734 acre tract;

THENCE North 41°52'11" East, 1752.84 feet, with the approximate centerline of said Barak Road, a southeasterly line of said 482.734 acre tract, to a calculated point for the southerly corner and **POINT OF BEGINNING** of the herein described 20.961 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:13,690,405.69, E:3,003,516.86, South Central Zone (4204), grid measurements;

THENCE severing, over and across said 482.734 acre tract the following five (5) courses and distances:

1. North 48°07'49" West, at a distance of 21.95 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said Barak Road for reference, in all, a total distance of 50.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 03°42'37" West, 2570.87 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 48°07'49" East, 960.66 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 14°36'43" West, 1911.67 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. South 48°07'49" East, at a distance of 27.59 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said Barak Road for reference, in all, a total distance of 50.00 feet, to a calculated point in the approximate centerline of said Barak Road, the southeasterly line of said 482.734 acre tract, being the southeasterly corner of the herein described 20.961 acre tract, from which a 5/8 inch iron rod with cap found for reference, bears North 41°52'11" East, 77.87 feet;

68

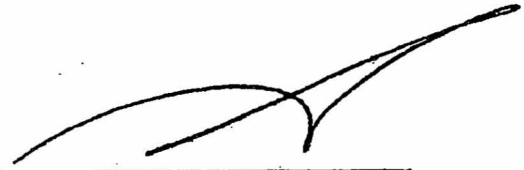
THENCE South $41^{\circ}52'11''$ West, 100.00 feet, with the approximate centerline of said Barak Road, the southeasterly of said 482.734 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 20.961 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 6, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20814_TR 16 - CPP.

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






May 31, 2022
Date




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

Scale: 1" = 300'

SYMBOL LEGEND

-  WIRE FENCE
 TOP OF BANK
 CALCULATED CORNER
 FIND SURVEY MONUMENT
 SET SURVEY MONUMENT

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

SET 1/2" I.R.
W/TPS CAP

**TRACT 16
20.961 ACRES**

PORTION OF
GOOD BULL 477, LLC
CALLED 452 734 ACRES
C F No. 2021105926
OPREBCT

REMAINDER OF
GOOD BULL 477, LLC
CALLED 482 734 ACRES
C.F. No 2021195028
O.P.R.E.C.T.

REMAINDER OF
GOOD BULL 477, LLC
CALLED 482 734 ACRES
C.F. No. 2021195928
O P R E C T

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

SEE DETAIL "A"

POE

BARAK ROAD
(GRAVEL)

POC
FND MAG NAIL
AT THE INTERSECTION OF
WOLFGANG ROAD
AND BARAK ROAD

BOUNDARY SURVEY

GENERAL NOTES

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

BEING A 20.661 ACRE TRACT OF LAND SITUATED IN THE M & T.C. RR CO. SURVEY, ABSTRACT NUMBER 237, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 482.734 ACRE TRACT DESCRIBED IN INSTRUMENT TO GOOD RUL. 447, L.L.C. RECORDED UNDER CLERK'S FILE NUMBER 2021193262, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O P R F B C T). SAID 20.661 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION

PROJECT NUMBER	20414_TR18
DATE	04-06-2022
DRAWN BY	ALT/TK
CHECKED BY	CPP
FIELD CREW	RO
REVISION 1	05-31-2022
REVISION 2	
REVISION 3	
REVISION 4	

THIS PROPERTY LIES IN ZONE A OUTSIDE THE 100 YEAR FLOOD
PLAIN PER GRAPHIC SCALING ACCORDING TO COMMUNITY PANEL
NUMBER 48157C0325M HAVING AN EFFECTIVE DATE OF 12/21/2017
AND COMMUNITY PANEL NUMBER 48157C0350L HAVING AN
EFFECTIVE DATE OF 4/27/2014

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-1204). GRID MEASUREMENTS

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

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

TEXAS
PRELIMINARY
SURVEYING LLC

3611 W. FRAZIER STREET • FORTWORTH, TX 76107
PH (817) 716-7667 • FAX (817) 356-7666
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100634-00

PURCHASER	BLUE INDE REALTY
ADDRESS	BARAK ROAD, CUY. TR. 17644
SURVEY	H & C R4 CO. A-237
AREA	20 NET ACRES
COUNTY	FORT BEND

Thomas A. McIntyre
Registered Professional Land Surveyor No. 692



FILED FOR RECORD
NO _____ TIME 8:17 P.M.
APR 10 2023
Laura Richard
County Clerk Fort Bend Co. Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(MSC 2018-L1¹ / Navika Portfolio)

April 7, 2023 (the "Effective Date")

Notice is hereby given that a Foreclosure² of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, May 2, 2023 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is 1:00 p.m. (Fort Bend County, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Fort Bend County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Fort Bend County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.³

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective August 29, 2018, executed and delivered by Rosenberg Lodging Associates, LLP, a Texas limited liability partnership, as grantor, to Michael Elkins, as trustee, for the benefit of Morgan Stanley Bank, N.A., a national banking association ("**Original Noteholder**"), as beneficiary, recorded on September 4, 2018, as Document No.

¹ Noteholder (defined below) is the owner of Promissory Note A-1 (defined below) and the loan documents associated with Promissory Note A-1. Wilmington Trust, N.A., Trustee for BANK 2018-BNK14, Commercial Mortgage Pass-Through Certificates, Series 2018-BNK14 is the owner of Promissory Note A-2 (defined below) and the loan documents associated with Promissory Note A-2.

"**Noteholder**" means Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Trust 2018-L1, in such capacity and on behalf of the holders of any Related Serviced Subordinate Companion Loan or Serviced Companion Loan, acting by and through the Special Servicer (defined below).

"**Promissory Note A-1**" means that Consolidated, Amended and Restated Promissory Note A-1 dated August 29, 2018, executed by Borrower (defined below), as maker, payable to the order of Original Noteholder, as payee, in the original principal amount of \$46,000,000.00.

"**Promissory Note A-2**" means that Promissory Note A-2 dated August 29, 2018, executed by Borrower, as maker, payable to the order of Original Noteholder, as payee, in the original principal amount of \$35,000,000.00.

"**Special Servicer**" means Midland Loan Services, a division of PNC Bank, National Association, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated October 1, 2018.

"**Borrower**" means, collectively, Conroe Lodging Associates, LLP, a Texas limited liability partnership, Ontario Lodging Associates LLC, a California limited liability company, Tampa Palms Lodging Associates, LLP, an Indiana limited liability partnership, Rosenberg Lodging Associates, LLP, a Texas limited liability partnership, Titusville Lodging Associates, LLP, an Indiana limited liability partnership, and Mt Laurel Lodging Associates, LLP, an Indiana limited liability partnership.

² "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

³ "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means, collectively, Promissory Note A-1, and Promissory Note A-2.

2018099920 in the Real Property Records in Fort Bend County, Texas, covering, among other things, the real property, personal property and general intangibles described therein.

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PROPERTY BEING SOLD: The Property⁴, which has a street address of 6815 Reading Road, Rosenberg, Texas.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents⁵, Noteholder is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Fort Bend County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Hayden Frevert with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through the Special Servicer, and may be contacted at c/o the Special Servicer, 10851 Mastin Suite 300, Overland Park, Kansas 66210, Attention: Hayden Frevert, (913) 253-9662, or hayden.frevert@midlands.com.

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

SUBSTITUTE TRUSTEES: Pursuant to the Appointment⁶, the Substitute Trustees⁷ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 6815 Reading Road, Rosenberg, Texas 77471, in Fort Bend County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

⁵ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Loan Agreement, dated August 29, 2018, entered into by and between Borrower and Original Noteholder.

⁶ "**Appointment**" means that certain Appointment of Substitute Trustees and Request to Act, dated April 6, 2023, recorded as Document No. 2023031171 in the Real Property Records in Fort Bend County, Texas.

⁷ "**Substitute Trustees**" means each of the following:

Chris Chauvin, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1662 (telephone), Chris.Chauvin@hklaw.com (email).

Manny Gardberg, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002, (713) 653-8615 (telephone), Manny.Gardberg@hklaw.com (email).

Stephen McCallister, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002, (713) 244-8192 (telephone), Stephen.McCallister@hklaw.com (email).

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The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.


Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

Aiden Johnsen, Esq. of Harris County, Texas, Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002, (713) 217-2896 (telephone), Aiden.Johnsen@hklaw.com (email).

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

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By: 
Name: Stephen McCallister, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on April 7, 2023, by Stephen McCallister, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

Securitization: MSC 2018-L1
Midland Loan No.: 030315079 & 030315080
Borrower: Rosenberg Lodging Associates, LLP, et al.
Property: 6815 Reading Road, Rosenberg, Texas 77471 (MSC 2018-L1 / Navika Portfolio)

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EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

[attached]

EXHIBIT "A"

Securitization: MSC 2018-L1
Midland Loan No.: 030315079 & 030315080
Borrower: Rosenberg Lodging Associates, LLP, et al.
Property: 6815 Reading Road, Rosenberg, Texas 77471 (MSC 2018-L1 / Navika Portfolio)

69

Tract I (Fee Simple):

A FIELD NOTE DESCRIPTION of 2.6141 acres (113,868 square feet) of land in the Robert E. Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; said 2.6141 acre tract being all of Restricted Reserve "K", Brazos Town Center II, according to the map or plat recorded under Plat No. 20070033 of the Fort Bend County Plat Records, conveyed to Rosenberg Lodging Associates, LLP as recorded in Fort Bend County Clerk's File No. 2015023081 and being more particularly described by metes and bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "TEAM" set in the southwest line of Restricted Reserve "L" of said Brazos Town Center II for the north corner of a 1.5000 acre tract of land conveyed to the City of Rosenberg, as recorded in Fort Bend County Clerk's File No. 2002068257; for the east corner of said Restricted Reserve "K" and for the east corner of this tract;

THENCE; South 22° 51' 44" West - 326.70 feet with the southeast line of said Restricted Reserve "K" and with the northwest line of said 1.5000 acre tract to a 5/8 inch iron rod with cap stamped "TEAM" set in the northeast right-of-way line of Reading Road (100 feet wide), according to the map or plat recorded in Fort Bend County Clerk's File No. 2002086357 for the west corner of said 1.5000 acre tract, for the south corner of said Restricted Reserve "K" and for the south corner of this tract;

THENCE; North 67° 08' 16" West - 281.20 feet with the northeast right-of-way line of said Reading Road and with the southwest line of said Restricted Reserve "K" to a 5/8-inch iron rod with cap stamped "TEAM" set for a point-of-tangency;

THENCE; in a westerly direction with the northeast right-of-way line of said Reading Road, with the southwest line of said Restricted Reserve "K" and with a curve to the left having a central angle of 08° 00' 25", a radius of 609.81 feet, a length of 95.86 feet and a chord bearing North 71° 38' 28" West - 95.76 feet to cut "x" set for the south corner of Restricted Reserve "C" of said Brazos Town Center II, for the west corner of said Restricted Reserve "K" and for the west corner of this tract;

THENCE; North 21° 15' 53" East - 63.98 feet with a southeast line of said Restricted Reserve "C" and with a northwest line of said Restricted Reserve "K" to a cut "x" set for an angle point of this tract;

THENCE; North 36° 37' 33" East - 135.23 feet with a southeast line of said Restricted Reserve "C" and with a northwest line of said Restricted Reserve "K" to a 5/8-inch iron rod found for an angle point of this tract;

THENCE; North 20° 41' 11" East - 63.98 feet with a southeast line of said Restricted Reserve "C" and with a northwest line of said Restricted Reserve "K" to a 5/8-inch iron rod with cap stamped "TEAM" set for the west corner of Restricted Reserve "M" of said Brazos Town Center II, for a north corner of said Restricted Reserve "K" and for a north corner of this tract;

THENCE; South 67° 08' 16" East - 50.04 feet with the southwest line of said Restricted Reserve "M" and with a northeast line of said Restricted Reserve "K" to a 5/8-inch iron rod with cap stamped "TEAM" set for an interior corner of said Restricted Reserve "K" and for an interior corner of this tract;

THENCE; North 20° 41' 11" East - 75.03 feet the southeast line of said Restricted Reserve "M" and with a northwest line of said Restricted Reserve "K" to a 5/8-inch iron rod with cap stamped "TEAM" set in the south line of said Restricted Reserve "L" for the east corner of said Restricted Reserve "M"; for the north corner of said Restricted Reserve "K" and for the north corner of this tract;

THENCE; South 67° 08' 16" East - 301.52 feet with the northeast line of said Restricted Reserve "K" and with the south line of said Restricted Reserve "L" to the POINT OF BEGINNING and containing 2.6141 acres (113,868 square feet) of land.

TRACT II (Easement):

Non-exclusive easement rights and easement of access in and to the Association Property and the Community Facilities created in Declaration of Covenants, Restrictions, Easement, Charges and Liens for Brazos Master Maintenance Association Inc., dated May 19, 2005, filed for record under Fort Bend County Clerk's File No. 2005059570, as affected by supplemental agreements filed under Fort Bend County Clerk's File Nos. 2007021815, 2011053266, 2011053267 and 2011053268.

TRACT III (Easement):

Non-exclusive easement rights for storm sewer drainage created in Storm Water Drainage Easement Agreement dated December 21, 2007, filed December 21, 2007 recorded under Fort Bend County Clerk's File No. 2007154168.

TRACT IV: (Easement):

A non-exclusive access easement for ingress and egress as set forth by instrument filed for record under Fort Bend County Clerk's File No. 2009018066.

EXHIBIT "A"

Securitization: MSC 2018-L1
Midland Loan No.: 030315079 & 030315080
Borrower: Rosenberg Lodging Associates, LLP, et al.
Property: 6815 Reading Road, Rosenberg, Texas 77471 (MSC 2018-L1 / Navika Portfolio)

2618 TEALVIEW LN
KATY, TX 77494

00000009723222

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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: May 02, 2023

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2005 and recorded in Document CLERK'S FILE NO. 2005101249; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2011124042, AND 2016005116 real property records of FORT BEND County, Texas, with JULIET SOVEY, AN UNMARRIED PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIET SOVEY, AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$156,521.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

FILED FOR RECORD
NO. _____ TIME 2:52 PM

APR 10 2023

Laura Richard
County Clerk Fort Bend Co. Texas



2618 TEALVIEW LN
KATY, TX 77494

00000009723222 ¹⁰

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

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

Is Saucedo

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 10, 2023 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.

Anna S

Declarants Name: Anna Sewart, Substitute Trustee

Date: 4/10/23

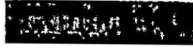
2618 TEALVIEW LN
KATY, TX 77494

00000009723222

AD

00000009723222

FORT BEND



LOT 44, IN BLOCK 2, OF FALCON RANCH, SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2445/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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7102 TOWERVIEW LANE
MISSOURI CITY, TX 77489

00000009737347

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: May 02, 2023

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 22, 2015 and recorded in Document INSTRUMENT NO. 2015059552; AS AFFECTED BY CORRECTION INSTRUMENT NO. 2015060024 AND LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2018119362 real property records of FORT BEND County, Texas, with SHERRELL RICHARDSON A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHERRELL RICHARDSON A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$112,917.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

FILED FOR RECORD
NO _____ TIME 2:52 AM

APR 10 2023

Laura Richard
County Clerk Fort Bend Co. Texas



7102 TOWERVIEW LANE
MISSOURI CITY, TX 77489

11
00000009737347

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

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

Is

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 10, 2023 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.

Anna

Anna Sewart, Substitute Trustee

Declarants Name: _____

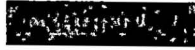
Date: 4/10/23

7102 TOWERVIEW LANE
MISSOURI CITY, TX 77489

71
00000009737347

00000009737347

FORT BEND



LOT EIGHTEEN (18), IN BLOCK SIX (6), OF BRIARGATE, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 3, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

12

Deed of Trust Date:
7/14/2005

Grantor(s)/Mortgagor(s):
MARY STERGO, A SINGLE PERSON

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

Current Beneficiary/Mortgagee:
HSBC Bank USA, National Association as Indenture
Trustee for FBR Securitization Trust 2005-3, Callable
Mortgage-Backed Notes, 2005-3

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2005085644

Property County:
FORT BEND

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT TWENTY FOUR (24), IN BLOCK ONE (1), OF LAKESHORE PARK AT BRIGHTWATER, A
SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
SLIDE(S) 1441/B AND 1442/A AND AMENDED UNDER SLIDE(S) 1544/A&B OF THE PLAT RECORDS OF FORT BEND
COUNTY, TEXAS.

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471; OR
AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE
COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

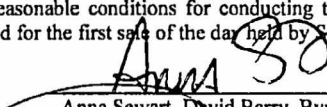
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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


Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John
Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva,
Patricia Poston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
NO. _____ TIME 2:52 P.M.

APR 10 2023


County Clerk Fort Bend Co. Texas

MH File Number: TX-23-97245-POS
Loan Type: Conventional Residential

FILED

2023 APR 11 AM 8:57

28815

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

Deed of Trust

Date: April 29, 2022
Grantor(s): Raul Hurtado Ramos
Mortgagee: 1423 Kipling, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2022080660
Property County: Fort Bend County

12

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as A TRACT OR PARCEL OF LAND CONTAINING 5,000 SQUARE FEET, MORE OR LESS, OUT OF TRACT 4 OF THE CITY OF KATY, TEXAS, LOCATED IN THE JESSE THOMPSON SURVEY, ABSTRACT 393, IN FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM DWAYNE FUSSELL, ET AL TO FUSSELL FAMILY PARTNERSHIP DATED DECEMBER 30, 2005 AND RECORDED UNDER CLERK'S FILE NO. 2005157908 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (more particularly described in the Loan Documents).

Date of Sale: May 02, 2023

Earliest Time Sale will Begin: 1:00 PM

Place of Sale of Property: Designated area at the Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South Rosenberg, Texas 77471, or as further designated by the County Commissioner

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

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

ACTIVE MILITARY SERVICE NOTICE

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

The Mortgagee, whose address is:

1423 Kipling, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11th day of April, 2023



73
Jeff Leva or Sandy Dasigenis or Steve
Leva or Susana Garcia, or Donna
Brammer, or Katrina Rodriguez, or
Cesar Acosta, or Christopher
Apodaca, or Rinki Shah, or Theresa
Phillips, or Sandra Benavides or
David Cerda or Jose Martinez, or
Renaud Ba, or Lilian Arias, or
Angelique Lozada, or Enrique Loera
or Vanessa Lopez
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of May, 2023, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the Fort Bend County Fairgrounds Building C, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

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

Witness my hand this the 11th day of April, 2023.

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

By: 
SANDY DASIGENIS, Substitute Trustee

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

FILED
2023 APR 11 AM 8:57
28815
FORT BEND COUNTY CLERK
COUNTY CLERK
FORT BEND COUNTY TEXAS

74

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

BEING out of 14,816 acres of land, more or less, and being the remainder of a call 15.432 Acre Tract of Land out of the Amtex Properties Ltd. call 335.34 Acre Tract (County Clerk's File #2002100334), and being in the Eugene Wheat Survey, Abstract 396, Fort Bend County, Texas. (Bearings referenced to the Northeast line of said call 335.34 Acre Tract recorded in County Clerk's File #2001098856, said line bears South 68deg.31'37" East), are the following 4 Tracts:

TRACT A

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

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15.432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.06 feet;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 763.94 feet for the Northeast corner and point of beginning of the said tract described herein;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 50.02 feet for the Southeast corner of the said tract described herein;
THENCE North 67 deg. 48 min.04 sec. West, a distance of 590.01 feet for the Southwest corner of the said tract described herein;
THENCE North 22 deg. 23 min.57 sec. East, a distance of 494.23 feet for the Northwest corner of the said tract described herein;TRACT B
THENCE South 67 deg. 48 min.19 sec. East, a distance of 289.98 feet;
THENCE South 22 deg. 23 min.57 sec. West, a distance of 444.25 feet;
THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.03 feet to the place of beginning and containing 3.6346 Acres (158,323 SQ. FT) of land.

TRACT B

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

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15.432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.06 feet;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 541.70 feet for the Northeast corner and point of beginning of the said tract described herein;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 222.25 feet for the Southeast corner of the said tract described herein;
THENCE North 67 deg. 48 min.19 sec. West, a distance of 300.03 feet for the Southwest corner of the said tract described herein;
THENCE North 22 deg. 23 min.57 sec. East, a distance of 222.25 feet for the Northwest corner of the said tract described herein;
THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.01 feet to the place of beginning and containing 1.5307 Acres (66,679 SQ. FT) of land.

TRACT C

74

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

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15.432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.06 feet;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 319.69 feet for the Northeast corner and point of beginning of the said tract described herein;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 222.00 feet for the Southeast corner of the said tract described herein;
THENCE North 67 deg. 48 min. 19 sec. West, a distance of 300.01 feet for the Southwest corner of the said tract described herein;
THENCE North 22 deg. 23 min. 57 sec. East, a distance of 222.00 feet for the Northwest corner of the said tract described herein;
THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.00 feet to the place of beginning and containing 1.5290 Acres (66,602 SQ. FT) of land.

TRACT D

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

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15.432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 839.02 feet to the Northwest corner of and point of beginning for this tract;
THENCE South 67 deg. 47 min. 27 sec. East, a distance of 351.04 feet for the Northeast corner of the said tract described herein and the Northeast corner of said Tidwell Tract, Ltd.;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 319.70 feet for the Southeast corner of the said tract described herein;
THENCE North 67 deg. 48 min. 19 sec. West, a distance of 350.00 feet for the Southwest corner of the said tract described herein;
THENCE North 22 deg. 12 min. 33 sec. East, a distance of 319.78 feet to the place of beginning and containing 2.5729 acres (112,076 SQ. FT) of land.

FILED

28815
2023 APR 11 AM 8:58

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

John R. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

WHEREAS, on September 02, 2021, W.L. HOUSTON'S BUSINESS INVESTMENTS 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 \$287,700.00, payable to the order of LJC Financial, LLC, which Deed of Trust is recorded under Clerk's File No. 2021156249 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 One (1), in Block Two (2), of SIENNA VILLAGE OF SHIPMAN'S LANDING, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1739/ A & B of the Plat Records of Fort Bend County, Texas, commonly known as 3402 Crosby Landing, Missouri City, Texas, 77459; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Steve Leva, Clifford D. Harmon, Shana Murphy and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and LJC Financial, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, May 02, 2023**, being the first Tuesday of such month, at the county courthouse of **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Fort Bend County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 p.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, May 02, 2023**.

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

WITNESS my hand as of April 11, 2023.

Sandy Dasigenis

Signature

SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1606

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED

2023 APR 11 PM 3:08

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS
#29105

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of this Notice is Glen C. Runnels, with an address of 701 North Post Oak Road, Suite 350, Houston, Texas 77024.

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

§

Date: APRIL 11, 2023

1. *Property to Be Sold.* The property to be sold is described as follows:

15502 Briar Spring Court, Missouri City, Texas 77489

Lot Twenty-seven (27), in Block Four (4), of BRIARGATE, SECTION NINE (9), an addition in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 34, of the Plat Records of Fort Bend County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document/File Number 2009066108 of the Official Public Records of Real Property of Fort Bend County, Texas; said lien having been assigned to VISTA DRIVE INVESTMENTS, INC. by instrument duly recorded under County Clerk's File No. 201413298 of the Official Public Records of Fort Bend County, Texas.

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

Date: May 2, 2023

Time: The sale will begin no earlier than 10:00 a.m. till 4:00 p.m.
The sale will be completed no later than 4:00p.m.

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Place: At the area designated for sale by the Commissioners Court of Fort Bend County, Texas, being: Fort Bend County Fairgrounds--Building C, 4310 Highway 36 South, Rosenberg, Texas 77471.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosing sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Michael R. Silberstein and Annette D. Silberstein.

16

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

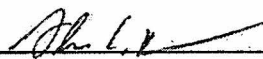
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but limited to (a) the note in the original principal sum of \$55,250.00, executed by Michael R. Silberstein and Annette D. Silberstein; (b) all assignments, assumptions, renewals and extensions of the note; and (c) any and all present and future indebtedness of Michael R. Silberstein and Annette D. Silberstein. Vista Drive Investments, Inc. is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

As of April 11, 2023, there was owed \$_____ on the note attributable specifically to this property only, being principal and interest in the following amounts: \$_____ of principal and \$_____ of interest plus any additional late charges, property taxes paid by beneficiary and attorney fees. The note is bearing interest at the rate of \$_____ per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Glen C. Runnels, 701 North Post Oak Road, Suite 350, Houston, Texas 77024. Phone: (713) 787-5056.

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

Dated: April 11, 2023



Glen C. Runnels
701 North Post Oak Road, Suite 350
Houston, Texas 77024
Phone: (713) 787-5056
Fax: (713) 787-0703

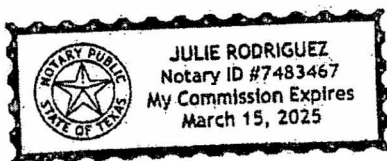
76

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared GLEN C. RUNNELS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11TH day of APRIL 11, 2023.



J Rodriguez
Notarial Stamp and Seal