

# **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 December 2, 2025, pursuant to Section 51.002(h) of the Texas Property Code and Section 24.01(r) of the Texas Tax Code. The sales shall be held at the following location:

**Gus George Law Enforcement Academy**

**Patton Hall**

**1521 Eugene Heimann Circle**

**Richmond, Texas 77469**

**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 2025082537.

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

# NOTICE

As a courtesy, this foreclosure list is images 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 § 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 20<sup>th</sup> of each month for the upcoming date of sale.

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

For information regarding all tax foreclosure sales visit:  
Fort Bend County Constables' individual websites.

## **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 Gus George Law Enforcement Academy, Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 between the hours of 10 a.m. and 4 p.m. on the first Tuesday of each month. HB 1128 amended Texas Civil Practice and Remedies Code §34.01, Property Code §51.002, and Tax Code §34.01 to move the public sale to the first Wednesday of the month, if the first Tuesday of the month occurs on January 1 or July 4.
3. Foreclosure sales are conducted by one of the following:
  - Representative of the mortgage company or Substitute Trustee
  - An attorney for the mortgage company
  - An uninterested party in the property

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

### **FOR MORE INFORMATION:**

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

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

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## **ATTORNEYS FOR TAX SUIT SALES**

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

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

### **FORT BEND ISD:**

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



STATE OF TEXAS                   §  
   §  
 COUNTY OF FORT BEND         §

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

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

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

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

NOW THEREFORE, it is hereby ORDERED that commencing December 2, 2025, 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 Gus George Academy – Patton Hall , 1521 Eugene Heimann Circle, Richmond, Texas 77469, between the hours of 10:00 a.m. and 4:00 p.m.

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

All sales prior to December 2, 2025, 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 Fairgrounds – Building C, 4310 Highway 36 South, Rosenberg, Texas, 77471.

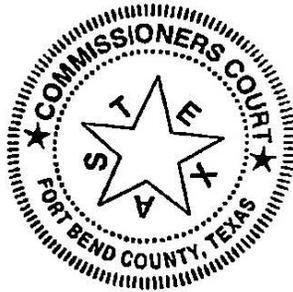
All other sales shall be conducted at the place designated by the law under which the sale is conducted.

Approved by the Commissioners Court of Fort Bend County, Texas, this 12 day of August, 2025.

  
\_\_\_\_\_  
KP George, County Judge

ATTEST:

  
\_\_\_\_\_  
Laura Richard, County Clerk



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk  
Fort Bend County Texas

August 12, 2025 05:55:07 PM

FEE: \$0.00 RMR

2025082537



FILED *am*

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2025 SEP 25 AM 10:16

RECORDING REQUESTED BY:

*James P. ...*  
COUNTY CLERK  
FORT BEND COUNTY

WHEN RECORDED MAIL TO:

In Source Logic LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX06000122-25-1      APN R520145 | 3485-08-001-0060-907 |      TO No 250421810-TX-RWI  
3485080010060907

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on August 5, 2022, JOHN PLATT, UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LOANDEPOT.COM, LLC, 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 \$360,000.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on August 9, 2022 as Document No. 2022104226 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 R520145 | 3485-08-001-0060-907 | 3485080010060907

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 In Source Logic LLC 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.

TS No TX06000122-25-1

APN R520145 | 3485-08-001-0060-907 |

TO No 250421810-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on <sup>3485080010060907</sup> Tuesday, April 7, 2026 at 01:00 PM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The Fort Bend County Fairgrounds-Building C, 4310 Highway 36, South Rosenberg, TX 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner 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 25th day of September, 2025.

  
SANDY DASIGENIS, Substitute Trustee  
By: In Source Logic LLC  
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

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

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

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TS No TX06000122-25-1

APN R520145 | 3485-08-001-0060-907 |  
3485080010060907

TO No 250421810-TX-RWI

**EXHIBIT A**

LOT 6, BLOCK 1, GLENDALE LAKES SECTION 8, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210097 OF THE MAP  
AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

**NOTICE OF TRUSTEE'S SALE**

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am FILED

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Daisy V. Walwyn	<b>Deed of Trust Date</b>	January 28, 2004 <sup>2025 OCT 20</sup> AM 10:46
<b>Original Mortgagee</b>	Financial Freedom Senior Funding Corporation, a subsidiary of Lehman Brothers Bank, FSB	<b>Original Principal</b>	\$135,000.00
<b>Recording Information</b>	Instrument #: 2004017569 in Fort Bend County, Texas	<b>Original Trustee</b>	Robert K. Schwindler COUNTY CLERK FORT BEND COUNTY, TEXAS
<b>Property Address</b>	6742 Indian Lake Drive, Missouri City, TX 77489	<b>Property County</b>	Fort Bend

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Bank of New York Mellon Trust Company, N.A. as Owner Trustee for Mortgage Assets Management Series I Trust	<b>Mortgage Servicer</b>	PHH Mortgage Corporation
<b>Current Beneficiary</b>	Bank of New York Mellon Trust Company, N.A. as Owner Trustee for Mortgage Assets Management Series I Trust	<b>Mortgage Servicer Address</b>	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

<b>Date of Sale</b>	04/07/2026
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471. in Fort Bend County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissioner's Court.
<b>Substitute Trustees</b>	Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Mo Taherzadeh, Amar Sood, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

<b>Legal Description as per the Deed of Trust:</b>	LOT FOURTEEN (14), IN BLOCK THREE (3), OF BRIARGATE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 15, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS. APN NO: R55236
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The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

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

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

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

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## NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated October 28, 2025.

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

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

# UPDATED NOTICE OF TRUSTEE'S SALE

03

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Daisy V. Walwyn	<b>Deed of Trust Date</b>	January 28, 2004
<b>Original Mortgagee</b>	Financial Freedom Senior Funding Corporation, a subsidiary of Lehman Brothers Bank, FSB	<b>Original Principal</b>	\$135,000.00
<b>Recording Information</b>	Instrument #: 2004017569 in Fort Bend County, Texas	<b>Original Trustee</b>	Robert K. Fowler
<b>Property Address</b>	6742 Indian Lake Drive, Missouri City, TX 77489	<b>Property County</b>	Fort Bend

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Bank of New York Mellon Trust Company, N.A. as Owner Trustee for Mortgage Assets Management Series I Trust	<b>Mortgage Servicer</b>	PHH Mortgage Corporation
<b>Current Beneficiary</b>	Bank of New York Mellon Trust Company, N.A. as Owner Trustee for Mortgage Assets Management Series I Trust	<b>Mortgage Servicer Address</b>	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

**UPDATED SALE INFORMATION:**

<b>Date of Sale</b>	04/07/2026
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Updated Place of Sale</b>	The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 in Fort Bend County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissioner's Court.
<b>Substitute Trustees</b>	Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Mo Taherzadeh, Amar Sood, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**LOT FOURTEEN (14), IN BLOCK THREE (3), OF BRIARGATE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 15, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS. APN NO: R55236**

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

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

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

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

2025 NOV 20 AM 9:45  
 FILED  
 FORT BEND COUNTY CLERK  
 COURT CLERK'S OFFICE  
 15000 SHILOH ROAD  
 FORT BEND COUNTY, TEXAS 77459

## UPDATED NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated November 17, 2025.

/s/ Selim H. Taherzadeh

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

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

FILED

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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., 20405 State Highway 249, Suite 170, Houston, TX 77070

*Janae Richard*  
DEPUTY CLERK

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated October 10, 2024 and recorded under Clerk's File No. 2024099866, in the real property records of Fort Bend County Texas, with Araceli Reyes, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Araceli Reyes, a single woman securing payment of the indebtedness in the original principal amount of \$379,008.00 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 Araceli Reyes. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT 25, IN BLOCK 1, OF VANBROOKE SEC 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20210004, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale:** 04/07/2026

**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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469,

**TERMS OF SALE**

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

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



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

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

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

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

Executed on January 6, 2026.

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

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

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

C&M No. 44-25-03327

05

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.

2026 JAN 12 AM 10:25  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

FILED

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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** January 8, 2026

**NOTE:** Note described as follows:

Date: May 12, 2016  
Maker: Merrill Zubizarreta, Brynn Zubizarreta  
Payee: NewRez LLC successor to original lender  
Original Principal Amount: \$270,019.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: May 12, 2016  
Grantor: Merrill Zubizarreta and Brynn Zubizarreta, husband and wife  
Trustee: Matthew C. Clarke  
Beneficiary: NewRez LLC successor to original lender  
Recorded: INSTRUMENT NO. 2016050791, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.

**LENDER:** NEWREZ LLC

**BORROWERS:** MERRILL ZUBIZARRETA, BRYNN ZUBIZARRETA

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN FORT BEND COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, 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

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and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

**SUBSTITUTE TRUSTEE:** CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, MATTHEW HANSEN, EVAN PRESS, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, JAMI GRADY, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM, JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, AND DAVID GARVIN.

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:**

**APRIL 7, 2026, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**In FORT BEND County, Texas, at the FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

**RECITALS**

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

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

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Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: May 12, 2016  
Grantor: Merrill Zubizarreta and Brynn Zubizarreta, husband and wife  
Trustee: Matthew C. Clarke  
Beneficiary: NewRez LLC successor to original lender  
Recorded: INSTRUMENT NO. 2016050791, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

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

**SUBSTITUTE TRUSTEE:** CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, MATTHEW HANSEN, EVAN PRESS, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, JAMI GRADY, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM, JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of JANUARY 8, 2026**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

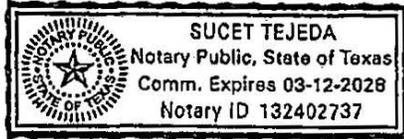
Name: Lillian A. Riley, Attorney for NewRez LLC

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on January 8<sup>th</sup>, 2026.

[Signature]  
Notary Public, State of Texas



Notice of Sale executed by:  
[Signature]

Name: SANDY DASIGENIS

Substitute Trustee

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**EXHIBIT A**

LOT 6, IN BLOCK 3, OF SUMMER LAKES, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040172, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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Our Case No. 25-08905-FC

### APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
December 3, 2024

**Property address:**  
8110 RED SHINER WAY  
FULSHEAR, TX 77441

*Joanna Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 JAN 15 AM 9:06

**FILED**

**Grantor(s)/Mortgagor(s):**  
CHRISTIAN VILLEGAS, A SINGLE MAN

**LEGAL DESCRIPTION:** Lot 29, Block 1, of Fulshear Lakes Creekside Village Section 3, a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Plat No. 20220251, of the Plat Records of Fort Bend County, Texas.

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

**Earliest Time Sale Will Begin:** 01:00 PM

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

**Date of Sale:** APRIL 7, 2026 ✓

**Property County:** FORT BEND

**Original Trustee:** ESTELLA GUTIERREZ

**Recorded on:** December 3, 2024  
**As Clerk's File No.:** 2024118384  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Authorized Agent of Auction.com, LLC as Substitute Trustee, Resolve Trustee Services, LLC, Marinosci Law Group, PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, P.C.  
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 Authorized Agent of Auction.com, LLC as Substitute Trustee, Resolve Trustee Services, LLC, 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, APRIL 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, 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.**

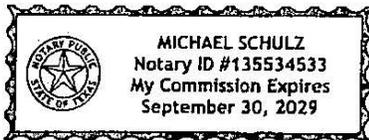
WITNESS MY HAND, 1-13-26

MARINOSCI LAW GROUP, P.C.  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 13 day of Jun 2026, 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)



[Signature]

Notary Public for the State of TEXAS  
My Commission Expires: 9-30-29  
Michael Schulz  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 25-08905

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/30/2013	<b>Grantor(s)/Mortgagor(s):</b> MICHELLE L PERKINS, A SINGLE WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> CitiMortgage, Inc.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2013138157	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 425 Phillips Blvd. Ewing, NJ 08618
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 29, BLOCK 1, SILVER RANCH SEC 7, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130064 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Olan, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 1/14/2026

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

Dated: 1/15/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

2026 JAN 15 AM 10:07  
FILED  
FORT BEND COUNTY CLERK  
Jana Richardson

MH File Number: TX-25-123378-POS  
Loan Type: FHA

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FILED *Rw*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 JAN 15 AM 10:08

**FORT BEND County**

**Deed of Trust Dated:** March 3, 2022

**Amount:** \$365,752.00

**Grantor(s):** BRENT POLLACK and TRISHA POLLACK

**Original Mortgagee:** ROCKET MORTGAGE, LLC. FKA QUICKEN LOANS. LLC

**Current Mortgagee:** ROCKET MORTGAGE, LLC

**Mortgagee Address:** ROCKET MORTGAGE, LLC, 635 Woodward Ave, Detroit, MI 48226

**Recording Information:** Document No. 2022033666

**Legal Description:** LOT TEN (10), BLOCK ONE (1) OF GRAND LAKES, SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1692/B, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND, TEXAS

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

✓ **Date of Sale:** April 7, 2026 between the hours of 1:00 PM and 4:00 PM.

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

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, AMAR SOOD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, GAIL BELL, AND JACQUILINE WILLIAMS, JOSHUA SANDERS, CARY CORENBLUM, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

*Anthony Adam Garcia*  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2026-000062

*Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

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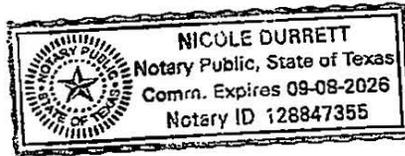
STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned authority, on this 15th day of January, personally appeared SANDY DASIGENIS, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Nicole Durrett  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2026-000062



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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 144546-TX

Date: January 20, 2026

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: CHINENYE V. OKOLI

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A NEWREZ MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NEWREZ LLC

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

DEED OF TRUST DATED 6/3/2019, RECORDING INFORMATION: Recorded on 6/7/2019, as Instrument No. 2019060496

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 6, IN BLOCK 2, OF CREEKMONT, SEC. 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070034, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, the foreclosure sale will be conducted in Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

NEWREZ LLC  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743

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

*Spencer Hestwood*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 JAN 22 AM 10:01

FILED  
*me*



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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

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FILED *over*

2026 JAN 22 AM 10:05

1006 COTSWOLD COURT  
ROSHARON, TX 77583

00000010698231

*Jana Richard*  
COUNTY CLERK

**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: April 07, 2026
- Time: The sale will begin at 1:00 PM or not later than three hours after that time.
- Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 18, 2023 and recorded in Document INSTRUMENT NO. 2023080310 real property records of FORT BEND County, Texas, with ABRAHAM AGUILAR MONTEJANO AND CINDY AGUILAR 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 ABRAHAM AGUILAR MONTEJANO AND CINDY AGUILAR HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$349,541.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



1006 COTSWOLD COURT  
ROSHARON, TX 77583

00000010698231

**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

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

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

1006 COTSWOLD COURT  
ROSHARON, TX 77583

00000010698231

00000010698231

FORT BEND



LOT 8, BLOCK 2, OF CALDWELL RANCH SECTION 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20220058, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

FILED

2026 JAN 22 AM 10:05

11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

FORT BEND County

Deed of Trust Dated: May 3, 2004

Amount: \$115,000.00

Grantor(s): MARCOS SIBRIAN and RAQUEL MAIRENA

Original Mortgagee: SWEETWATER MORTGAGE COMPANY

Current Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3

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

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

Recording Information: Document No. 2004055115

Legal Description: LOT ELEVEN (11), IN BLOCK TWENTY (20), OF QUAIL VALLEY EAST SUBDIVISION, SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGE 3, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

✓ Date of Sale: April 7, 2026 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, AMAR SOOD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, GAIL BELL, AND JACQUILINE WILLIAMS, JOSHUA SANDERS, CARY CORENBLUM, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-000068

  
Printed Name: SANDY DASIGENIS  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

12

FILED *Rover*

2026 JAN 22 AM 10:06

RECORDING REQUESTED BY:

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

WHEN RECORDED MAIL TO:

In Source Logic LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX06000165-25-1

APN R275322 | 6780-01-001-0070-914

TO No 250639301-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on February 1, 2023, ALLISON VERONIE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, NAVY FEDERAL CREDIT UNION, A CORPORATION as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$516,512.00, payable to the order of NAVY FEDERAL CREDIT UNION as current Beneficiary, which Deed of Trust recorded on February 23, 2023 as Document No. 2023009858 and an Affidavit of Scrivener's Error recorded on December 22, 2025 as Instrument No. 2025131090 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 R275322 | 6780-01-001-0070-914

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed In Source Logic LLC 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 NAVY FEDERAL CREDIT UNION, 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.

TS No TX06000165-25-1

APN R275322 | 6780-01-001-0070-914 ✓

TO No 250639301-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2026** at **01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and NAVY FEDERAL CREDIT UNION'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 NAVY FEDERAL CREDIT UNION'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 22nd day of January, 2026.

  
By: In Source Logic LLC  
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

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

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

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TS No TX06000165-25-1

APN R275322 | 6780-01-001-0070-914

TO No 250639301-TX-RWI

**EXHIBIT "A"**

LOT SEVEN (7), IN BLOCK ONE (1), OF SEVEN MEADOWS, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2308/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 8/29/2022	<b>Grantor(s)/Mortgagor(s):</b> RUTH OLUSOLA FALOMO, AN UNMARRIED WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022112566	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Fountain Plaza, Buffalo, NY 14203
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 14, BLOCK 2, OF MISSION TRACE SEC. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20140294 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 1/16/2026

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

Dated: 1/22/2026

**SANDY DASIGENIS**

Printed Name:

Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

2026 JAN 22 AM 10:06  
**FILED**  
Thuy Frazier  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

MH File Number: TX-25-125789-POS  
Loan Type: FHA

### 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-THREE (23), IN BLOCK THREE (3), OF BRIARWOOD CROSSING SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO 20140265 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 09/27/2016 and recorded in Document 2016108382 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: 04/07/2026

Time: 01:00 PM

Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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 JOSEPH L GARY AND VERONICA RATTIFF, provides that it secures the payment of the indebtedness in the original principal amount of \$190,121.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

#### Certificate of Posting

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

FILED  
2026 JAN 22 AM 10:08  
Court Clerk  
Fort Bend County, Texas  
Ru

25-05752  
4934 BENT TREE DR, FULSHEAR, TX 77441

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

*Sharon Rich*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
SMK

2026 JAN 29 AM 10:29

FILED

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

LOT 31, BLOCK 2, OF FULBROOK ON FULSHEAR CREEK SECTION THIRTEEN, AN ADDITION TO THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20190113, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 17, 2022 and recorded on June 17, 2022 at Instrument Number 2022082370 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ April 7, 2026, at 1:00 PM, or not later than three hours thereafter, at Fort Bend County Gus George Academy - Patton Hall; 1521 Eugene Heimann Circle, Richmond, Texas 77469 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 JACQUELYN LEA CHAZANOW secures the repayment of a Note dated June 17, 2022 in the amount of \$549,832.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



4864466

*Rachel Donnelly*

De Cubas & Lewis, P.C.  
Rachel Donnelly, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci  
Yeaman, Israel Curtis, John Sisk, Clay Golden,  
Matthew Hansen, Evan Press, Joshua Sanders, Cary  
Corenblum, Ramiro Cuevas, Jami Grady, Amy  
Beaulieu, Amy Oian, Daniel Hart, Auction.com  
LLC||Jeff Leva, Sandy Dasigenis, Megan L. Randle,  
Ebbie Murphy, Wayne Daughtrey, Steve Leva,  
Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

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).

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Vylla Solutions, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 25-38319

FILED

2026 JAN 29 AM 10:30

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 8/14/2020, Liza Marie Ramirez and Francisco Lopez Ramirez Jr, wife and husband , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services LLC, DBA Benchmark Mortgage, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$250,381.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services LLC, DBA Benchmark Mortgage, its successors and assigns, which Deed of Trust is Recorded on 7/11/2025 as Volume 2025070323, Book , Page , in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot Fifty-Eight (58), in Block One (1), of Vanbrooke, Section 2, a Subdivision according to the Map or Plat thereof Recorded Under Plat No. 20190040 of the Plat Records of Fort Bend County, Texas.**

Commonly known as: **32910 CHASE WILLIAM DRIVE BROOKSHIRE, TX 77423**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams**

**, Dustin George, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Prestige Posting and Publishing, LLC, Tejas Corporate Services LLC** 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 Carrington Mortgage Services, LLC whose address is 500 N. State College Blvd., Suites 1300 , Orange, CA 92868, is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **4/7/2026** at **1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**



4864379

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

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

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

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

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

WITNESS, my hand this 1/26/2026

WITNESS, my hand this 1/29/2026

*Grecia Moreno*

*Sandy Dasigenis*

By: Grecia Moreno, Trustee Sale Specialist  
Vylla Solutions, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

By: Substitute Trustee(s)  
Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole  
Durrett, Amar Sood, Patricia Poston, Brian Hooper,  
Mike Jansta, Mike Hayward, Jay Jacobs, Andrew  
Garza, Corey Johns, Gail Bell, Jacqueline Williams

Dustin George  
, Auction.com, LLC, Agency Sales and Posting  
LLC, Xome Inc., Prestige Posting and Publishing,  
LLC, Tejas Corporate Services LLC  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

Vylla Solutions, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 25-36252

FILED

2026 JAN 29 AM 10:31

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 9/29/2020, Anton V. Arnett, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone Home Lending, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$228,288.00, payable to the order of Cornerstone Home Lending, Inc., which Deed of Trust is Recorded on 9/30/2020 as Volume 2020134142, Book, Page, in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot Twenty-Five (25), in Block One (1), of Huntington Place, Section Three (3), a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded under Plat Number 20190155, of the Plat Records of Fort Bend County, Texas.**

Commonly known as: **8827 DALMATIAN WAY ROSHARON, TX 77583**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Dustin George, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Prestige Posting and Publishing, LLC, Tejas Corporate Services LLC** 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 Carrington Mortgage Services, LLC whose address is 500 N. State College Blvd., Suite 1300, Orange, CA 92868, is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **4/7/2026** at **1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



4864582

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

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

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

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

WITNESS, my hand this 1/27/2026

WITNESS, my hand this January 29, 2026

*Monica Sandoval*

By: Monica Sandoval, Supervisor, Trustee Sale Specialist  
Vylla Solutions, LLC as authorized agent for Mortgagee or Mortgage Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

*Sandy Dasigenis*

By: Substitute Trustee(s)  
Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams

Dustin George  
, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Prestige Posting and Publishing, LLC, Tejas Corporate Services LLC  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

14

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/16/2001	<b>Grantor(s)/Mortgagor(s):</b> ANDRE SHERON PERRY, A SINGLE MAN LAGATHA MARQUETTE POLK, A SINGLE WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR KAUFMAN AND BROAD MORTGAGE COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2001109812	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 3, BLOCK 4, EAGLEWOOD, SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2118/B & 2119/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 1/22/2026

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

Dated: 1/29/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

MH File Number: TX-24-102336-POS  
Loan Type: FHA

FILED  
2026 JAN 29 AM 10:34  
Sandy Dasigenis  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
S M H

CENLAR FSB (CEN)  
MAYBERRY, ESTATE OF JOSEPH  
1721 YU JONES RD, RICHMOND, TX 77469

VA 62-62-6-1199234  
Firm File Number: 22-038387

FILED

2026 JAN 29 AM 11:24

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 30, 2013, JOSEPH L. MAYBERRY, SR., AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to EDWARD KERSHNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SWBC MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2013113999, 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, April 7, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

TRACT I:

BEING A 0.77 ACRE TRACT OF LAND, MORE OR LESS OUT OF THE ORIGINAL Y.U. JONES LAND AS RECORDED IN VOLUME 256 PAGE 186, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN INSTRUMENT RECORDED UNDER COUNTY CLERK FILE NO. 2000012584, AND BEING IN THE SAMUEL KENNEDY LEAGUE, ABSTRACT NO 44, IN FORT BEND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SAMUEL KENNEDY LEAGUE; THENCE EAST, 3363.87 FEET TO A POINT ON THE CENTERLINE OF THE CANE BELT TRAILROAD; THENCE SOUTH 89°24'10" EAST, 74.51 FEET TO A POINT IN Y.U JONES ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE LOUIS EDWARDS 2.19 ACRE TRACT OF LAND (BEING THE SAME LAND RECORDED IN VOLUME 247, PAGE 285 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS) THENCE SOUTH 13° WEST, 103.76 FEET ALONG THE EAST LINE OF SAID EDWARDS TRACT TO A 1 INCH IRON PIPE FOUND IN THE SOUTHEAST LINE OF SAID Y.U JONES ROAD FOR THE NORTHWEST CORNER OF AND PLACE OF BEGINNING FOR THIS 0.77 ACRE TRACT;

THENCE NORTH 49°16'00" EAST 44.50 FEET ALONG THE SOUTHEAST LINE OF THE Y.U JONES ROAD TO A ^ INCH IRON ROD SET FOR CORNER;; THENCE SOUTH 04°44'10" EAST, ALONG THE COMMON LINE OF A CALLED 50.94 ACRE TRACT AS RECORDED IN VOLUME 478, PAGE 339, DEED RECORDS OF FORT BEND COUNTY, TEXAS, A DISTANCE OF 92.57 FEET TO A ^ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 03°38'30" WEST 272.40 FEET ALONG SAID LINE WITH CALLED 50.94 ACRE TRACT TO A ^ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 05°18'00" EAST, 81.00 FEET ALONG SAID LINE WITH CALLED 50.94 ACRE TRACT TO A ^ INCH IRON ROD SET FOR CORNER;

THENCE NORTH 87°33'30" WEST, 62.30 FEET ALONG SAID LINE WITH CALLED 50.94 ACRE TRACT TO A ^ INCH ROD SET FOR CORNER;

THENCE NORTH 81°50'10" WEST 63.20 ALONG SAID LINE WITH CALLED 50.94 ACRE TRACT TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 13°00'00" EAST, A DISTANCE OF 414.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 0.77 ACRE OF LAND, MORE OR LESS.

TRACT II:

A TRACT OF LAND CONTAINING 2.19 ACRES OF LAND, MORE OR LESS, IN THE SAMUEL KENNEDY LEAGUE, ABSTRACT 44, AS DESCRIBED IN DEED OF TRUST AS RECORDED IN VOLUME 182, PAGE 779,

FORT BEND COUNTY RECORDS FROM LOUIS AND ELIZABETH EDWARDS TO FARMER'S HOME ADMINISTRATION, DATED 20 AUGUST 1969, FILLED IN COUNTY CLERK'S OFFICE ON SAID DATE, BEARING FILE #178923

FOR CONNECTION BEGIN AT THE NORTHWEST CORNER OF SAID KENNEDY LEAGUE;

THENCE, EAST 3363.87 FEET TO A POINT ON THE CENTERLINE OF THE CANE BELT RAILROAD,

THENCE SOUTH 89°24'10" EAST, 13.08 FEET TO A POINT IN SAID RAILROAD RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF AND PLACE OF BEGINNING FOR THIS TRACT;

THENCE SOUTH 89°24'10" EAST, 61.43' TO A POINT IN YU JONES ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 13°00'00" WEST, AT 103.76' PASS AN IRON PIPE SET IN THE SOUTHEAST LINE OF YU. JONES ROAD, AND CONTINUE ONLINE PASSING AT 518.47 FEET A 1 INCH IRON PIPE FOUND ONLINE, CONTINUING ONLINE AND PASSING A 1 INCH IRON PIPE FOUND ONLINE AT 918.17 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 1589.27 FEET TO A POINT FOR CORNER, FROM SAID POINT A 1 INCH IRON PIPE FOUND BEARS NORTH 87°23;00" WEST, A DISTANCE OF 8.07 FEET;

THENCE NORTH 13°00'00" EAST, 1589.55' TO THE PLACE OF BEGINNING AND CONTAINING 2.19 ACRES OF LAND, BEING MOSTLY USED AS A ROADWAY ON THE GROUND.

TRACT III:

AN ADJOINING LOT 30 FT BY 60 FT SIZE DESCRIBED IN DEED FROM RUDOLPH GUBBELS TO LOUIS AND ELIZABETH EDWARDS, SITUATED IN SAID SAMUEL KENNEDY SURVEY, DATED 21 JULY 19147 RECORDED IN VOLUME 247, PAGE 285 OF SAID DEED RECORDS.

Property Address: 1721 YU JONES RD  
RICHMOND, TX 77469  
Mortgage Servicer: CENLAR FSB  
Mortgagee: CITIMORTGAGE, INC.  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

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

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

  
SUBSTITUTE TRUSTEE  
Auction.com LLC  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day January 27, 2026.

  
By: \_\_\_\_\_  
Grant Tabor  
Texas Bar No. 24027905  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for CitiMortgage, Inc.

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

B

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

CONVENTIONAL  
Firm File Number: 19-033509

**NOTICE OF TRUSTEE'S SALE**

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, Tuesday, April 7, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

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

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

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

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

SERVICER  
*[Signature]*  
SUBSTITUTE TRUSTEE  
Auction.com LLC  
I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day January 27, 2026.

2026 JAN 29 AM 11:25  
 @FILED  
 County Clerk  
 Fort Bend County, Texas  
*[Signature]*



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

Grant Tabor  
Texas Bar No. 24027905  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for U.S. Bank National Association, as Trustee,  
Successor in Interest to Bank of America, National  
Association as Trustee successor by merger to LaSalle  
Bank, National Association as Trustee for Washington  
Mutual Asset-Backed Certificates WMABS Series 2006-  
HE4 Trust

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

Our Case No. 26-00278-FC

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

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
June 27, 2022

**Property address:**  
4903 MONARCH FALLS LN  
RICHMOND, TX 77469

FILED  
2026 JAN 29 PM 3:59  
DA  
Jesse Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**Grantor(s)/Mortgagor(s):**  
ORVILLE RICHARDSON JR, AN UNMARRIED MAN

**LEGAL DESCRIPTION:** Lot Thirty-nine (39), in Block One (1), of Sunrise Meadow, Section Eight (8), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded at Plat No(s). 20130236 of the plat records of Fort Bend County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
ACADEMY MORTGAGE CORPORATION, ITS  
SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** APRIL 7, 2026

**Property County:** FORT BEND

**Original Trustee:** ALLAN B POLUNSKY

**Recorded on:** June 28, 2022  
**As Clerk's File No.:** 2022086310  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Xome Inc., Tejas Corporate Services, LLC, Resolve Trustee  
Services, LLC, Marinosci Law Group, PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, P.C.  
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 Xome Inc., Tejas Corporate Services, LLC, Resolve Trustee Services, LLC, 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, APRIL 7, 2026 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 THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, 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, 1-28-26

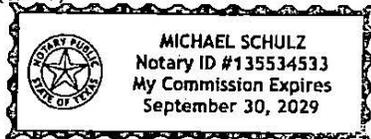
MARINOSCI LAW GROUP, P.C.  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 28 day of Jan 2026, 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)



[Signature]

Notary Public for the State of TEXAS

My Commission Expires: 9-30-29  
Michael Schulz  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 26-00278

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

FILED

22

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

2020 FEB 9 AM 9:51

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 06, 2019 and recorded under Clerk's File No. 2019101916, in the real property records of Fort Bend County Texas, with Karen F. Siriwa, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Connexions L.P., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Karen F. Siriwa, a single person securing payment of the indebtedness in the original principal amount of \$452,200.00 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 Karen F. Siriwa. CITIZENS BANK NA f/k/a RBS CITIZENS NA is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT FOUR (4), IN BLOCK TWO (2), OF FINAL PLAT SIENNA VILLAGE OF DESTREHAN SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20140291 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

✓ **Date of Sale: 04/07/2026**

**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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469,

**TERMS OF SALE**

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

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



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

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

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

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

Executed on February 2, 2026.

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

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

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

C&M No. 44-24-03378

23  
FILED  
2026 FEB -5 AM 9: 51  
Janice Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 096192-TX

Date: January 28, 2026

County where Real Property is Located: Fort Bend

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, the foreclosure sale will be conducted in Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F  
c/o Carrington Mortgage Services, LLC  
500 N. State College Blvd.,  
Suites 1030, 1300 and 1400  
Orange, CA 92868



Matter No.: 096192-TX

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SERVICELINK AGENCY SALES AND POSTING, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

all  
FILED

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2026 FEB -5 AM 9: 53

3931 MCDONOUGH WAY  
KATY, TX 77494

00000010719433

*Jana 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: April 07, 2026  
Time: The sale will begin at 1:00 PM or not later than three hours after that time.  
Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 14, 2019 and recorded in Document INSTRUMENT NO. 2019025471; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO'S. 2020099029, 2022065535, 2023021262, 2024013132 & 2025045351 real property records of FORT BEND County, Texas, with MURPHY FUSELIER AND LATRISS FUSELIER, 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 MURPHY FUSELIER AND LATRISS FUSELIER, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$264,510.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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3931 MCDONOUGH WAY  
KATY, TX 77494

00000010719433

**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

\_\_\_\_\_

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

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

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3931 MCDONOUGH WAY  
KATY, TX 77494

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FORT BEND



LOT 31, BLOCK 1, OF TAMARRON SECTION 36, A SUBDIVISION IN FORT END COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180045, AND PARTIAL REPLAT IN PLAT NO, 20180253, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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an FILED

2026 FEB -5 AM 9: 53

10822 PARKLAND WOODS DRIVE  
SUGAR LAND, TX 77498

00000009828484

*Jana 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: April 07, 2026
- Time: The sale will begin at 1:00 PM or not later than three hours after that time.
- Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 10, 2003 and recorded in Document CLERK'S FILE NO. 2003168711; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2019068523 & 2022042908 real property records of FORT BEND County, Texas, with HILARIA SOZA, A SINGLE PERSON, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by HILARIA SOZA, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$75,637.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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10822 PARKLAND WOODS DRIVE  
SUGAR LAND, TX 77498

00000009828484

**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

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

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

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10822 PARKLAND WOODS DRIVE  
SUGAR LAND, TX 77498

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FORT BEND



LOT 33, BLOCK 5, OF TOWNWEST, SECTION 5, REPLAT, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 29,PAGE 1, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

24

*all*  
**FILED**

2026 FEB -5 AM 9:53

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Auction.com, LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000267-24-2S

APN 2235-04-001-0260-907 |  
R527657 | 2235040010260907

TO No 260014710-TX-RW

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on February 16, 2023, SHANNON R RUIZ AND JACCOB R RUIZ, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TINA SORUM as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$289,656.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on February 20, 2023 as Document No. 2023014866 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 2235-04-001-0260-907 | R527657 | 2235040010260907

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 **Auction.com, LLC** 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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TS No TX07000267-24-2S

APN 2235-04-001-0260-907 |

TO No 260014710-TX-RW

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, April 7, 2026~~ at 10:00 AM, 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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469, or in the area designated by the 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.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

WITNESS, my hand this 4th day of February, 2026.

  
By: Joshua Sanders on behalf of Auction.com, LLC  
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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 TX07000267-24-2S

APN 2235-04-001-0260-907 |  
R527657 | 2235040010260907

TO No 260014710-TX-RWI

**EXHIBIT A**

LOT 26, BLOCK 1, OF CALDWELL RANCH SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210222, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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FILED

2026 FEB -5 AM 9: 53

TS No.: 2025-06447  
25-000079-568

**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:** 04/07/2026 ✓

**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 GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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:** 13703 Mariana Court, Richmond, TX 77407

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/26/2018 and recorded 03/01/2018 in Document 2018021664, real property records of Fort Bend County, Texas, with **Kenneth Ogbomo** joined herein **Pro Forma** by his wife, **Iyore H. Ogbomo** grantor(s) and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMEXPRESS MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS** as Lender, **RESIDENTIAL MORTGAGE LOAN TRUST I, BY US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE RESIDENTIAL MORTGAGE LOAN TRUST 2021-21R,** 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 **Kenneth Ogbomo** joined herein **Pro Forma** by his wife, **Iyore H. Ogbomo,** securing the payment of the indebtedness in the original principal amount of **\$289,000.00,** and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **RESIDENTIAL MORTGAGE LOAN TRUST I, BY US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE RESIDENTIAL MORTGAGE LOAN TRUST 2021-21R,** is the current mortgagee of the note and deed of trust or contract lien.

**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: **SEE EXHIBIT A**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services  
4200 Regent Blvd, Suite B200  
Irving, TX 75063  
Phone: 800-327-7861

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TS No.: 2025-06447  
25-000079-568

**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: 2/3/2026

Marisa Vidrine  
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC  
1355 Willow Way, Suite 115  
Concord, CA 94520  
Telephone: (925) 272-4993  
Authorized Agent of the Mortgagee or Mortgage Servicer  
For additional sale information visit: [www.mwznlaw.com/tx-investors](http://www.mwznlaw.com/tx-investors)

Certificate of Posting

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

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TS No.: 2025-06447  
25-000079-568

EXHIBIT A

Lot Twenty-Three (23), in Block One (1), of WINDSOR ESTATES, SEC. 2, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20150004 of the Plat Records of Fort Bend County, Texas.

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### NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: BEING A PARCEL OF LAND, HEREIN KNOWN AS TRACT 51, BLOCK 24, OUT OF AND A PART OF MISSION BEND, SAN MIGUEL, SECTION SIX, A SUBDIVISION RECORDED IN VOLUME 29, PAGE 11 OF THE FORT BEND COUNTY, TEXAS, PLAT RECORDS, BEING A PART OF LOTS 52 AND 53, BLOCK 24, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 51, SAID POINT BEING NORTH 00 DEGREES 42 MINUTES 45 SECONDS WEST, 0.24 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 53;

THENCE NORTH 00 DEGREES 42 MINUTES 45 SECONDS WEST 94.52 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID TRACT 51;

THENCE NORTH 89 DEGREES 17 MINUTES 15 SECONDS EAST, 108.31 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID TRACT 51, SAID POINT LYING ON A CURVE IN THE WESTERN RIGHT-OF-WAY LINE OF SOLANA DRIVE;

THENCE ALONG SAID SOLANA DRIVE, 45.93 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 53 AT 35.54 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52 DEGREES 37 MINUTES 56 SECONDS, A RADIUS OF 50.00 FEET, A LONG CHORD OF 44.33 FEET, AND A CHORD BEARING OF SOUTH 00 DEGREES 32 MINUTES 29 SECONDS WEST TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID TRACT 51;

THENCE SOUTH 64 DEGREES 13 MINUTES 31 SECONDS WEST 118.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,318 SQUARE FEET OF LAND MORE OR LESS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/25/2024 and recorded in Document 2024094534 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: 04/07/2026 ✓
- Time: 01:00 PM
- Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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 ROBERTO RUBIO AND JENNIFER CALDERON, provides that it secures the payment of the indebtedness in the original principal amount of \$273,762.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC 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 NewRez LLC c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 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

2026 FEB -5 AM 9:50  
 FILED  
 County Clerk  
 Fort Bend County, Texas  
 [Signature]

For additional sale information visit: [servicelinkauction.com/texas](http://servicelinkauction.com/texas) or (866) 539-4173

#### 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: 26-00300-FC

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 11, 2025, OLABIMPE BALIKIS AYOOLA, UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to SANDLER LAW GROUP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2025070590 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, APRIL 7, 2026** 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 EIGHT (8), BLOCK ONE (1), OF PARK HILL VILLAS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S PLAT NO. 20230033, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

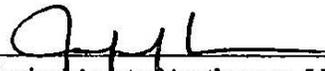
Property Address: 2934 PARK HILL LN, STAFFORD, TX 77477  
Mortgage Servicer: SERVICEMAC  
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC  
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

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**

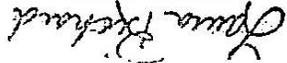
**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 5th day of February, 2026

  
Authorized Agent of Auction.com, LLC as  
Substitute Trustee, Resolve Trustee Services,  
LLC, Marinosci Law Group, PC

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

FORT BEND COUNTY, TEXAS  
COUNTY CLERK



2026 FEB -6 AM 8:11

FILED 

all FILED

C&M No. 44-26-00415/ FILE NOS

2026 FEB 9 AM 10:17

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

*Laura Richard*  
CLERK  
FORT BEND COUNTY TEXAS

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated April 04, 2022 and recorded under Clerk's File No. 2022049820, in the real property records of Fort Bend County Texas, with Frank M. Ovelton and wife, Gwendolyn Lashon Ovelton as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Frank M. Ovelton and wife, Gwendolyn Lashon Ovelton securing payment of the indebtedness in the original principal amount of \$366,292.00 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 Gwendolyn Lashon Ovelton and Frank M Ovelton. The Secretary of Veterans Affairs, an officer of the United States 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

**Legal Description:**

**LOT FORTY-SIX (46), IN BLOCK TWO (2), OF THE POND AT CROSS CREEK RANCH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 2130244 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 04/07/2026** ✓

**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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469,

**TERMS OF SALE**

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

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



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

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

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

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

Executed on February 5, 2026.

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

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

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

C&M No. 44-26-00415

24-03603  
29027 JACOBS RIVER DR, KATY, TX 77494

31  
FILED  
2026 FEB -9 AM 10:17

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

*Anna Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

LOT 5, BLOCK 3, TAMARRON SECTION 10, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150181 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Security Instrument: Deed of Trust dated December 18, 2015 and recorded on December 22, 2015 at Instrument Number 2015142515 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ April 7, 2026, at 1:00 PM, or not later than three hours thereafter, at Fort Bend County Gus George Academy - Patton Hall; 1521 Eugene Heimann Circle, Richmond, Texas 77469 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 PAULA NILSSON AND LESLIE W. NILSSON secures the repayment of a Note dated December 18, 2015 in the amount of \$175,192.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



4865359

*Rachel Donnelly*

De Cubas & Lewis, P.C.  
Rachel Donnelly, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci  
Yeaman, Israel Curtis, John Sisk, Clay Golden,  
Matthew Hansen, Evan Press, Joshua Sanders, Cary  
Corenblum, Ramiro Cuevas, Jami Grady, Amy  
Beaulieu, Amy Ojan, Daniel Hart, Auction.com  
LLC||Jeff Leva, Sandy Dasigenis, Megan L. Randle,  
Ebbie Murphy, Wayne Daughtrey, Steve Leva,  
Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

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).

all  
FILED

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2026 FEB -9 AM 10: 17

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY

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

Matter No.: 145191-TX

Date: February 5, 2026

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: MARK HENDERSON AND SPOUSE, AMY HENDERSON  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR ENCOMPASS LENDING GROUP,  
LP, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing  
MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 6/3/2016, RECORDING INFORMATION: Recorded on 6/6/2016, as Instrument No. 2016058288 and later modified by a loan modification agreement recorded as Instrument 2025037408 on 4/21/2025

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FORTY-FOUR (44), IN BLOCK ONE (1), OF CINCO RANCH SOUTH LAKE VILLAGE, SECTION THREE (3), REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 1029/A AND 1029/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, the foreclosure sale will be conducted in Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

NewRez LLC D/B/A Shellpoint Mortgage Servicing  
75 Beattie Place, Suite 300  
Greenville, South Carolina 29601

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



Matter No.: 145191-TX

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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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

all FILED 33

2026 FEB -9 AM 10:18

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

*Anna Richard*  
FORT BEND COUNTY CLERK

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated July 10, 2007 and recorded under Clerk's File No. 2007091614 and modified at Clerk's file number 2018074984, in the real property records of Fort Bend County Texas, with Elizabeth Zamarron as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Delta Funding Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Elizabeth Zamarron securing payment of the indebtedness in the original principal amount of \$57,500.00 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 Elizabeth Zamarron. HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-D1 Asset Backed Pass-Through Certificates 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

**Legal Description:**

**LOT TWENTY-FIVE (25) PLUS THE WEST THIRTY FEET (W.30') OF LOT TWENTY-FOUR (24), IN BLOCK THREE (3) OF PINE ISLAND ADDITION SECTION ONE, A SUBDIVISION ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 332, PAGE 184 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale:** 04/07/2026 ✓

**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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469,

**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 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, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

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

Executed on February 6, 2026.

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

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

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

C&M No. 44-23-1381

all  
34  
FILED  
2024 FEB 9 AM 10:18  
Harris County

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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated May 15, 2009 and recorded under Clerk's File No. 2009049940, in the real property records of Fort Bend County Texas, with Johnny L. Cooper and Lori Cooper, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Hunter Financial Group LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Johnny L. Cooper and Lori Cooper, husband and wife securing payment of the indebtedness in the original principal amount of \$228,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Johnny Cooper and Lori Cooper. PNC Bank, N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**Legal Description:**

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF FORT BEND AND STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS FOLLOWS: THE SURFACE RIGHTS ONLY IN AND TO LOT ONE (1), BLOCK TWO (2), BRADFORD ON THE BEND, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER SLIDE NUMBERS 1075/A AND 1075/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

Date of Sale: 04/07/2026 ✓

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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469,

**TERMS OF SALE**

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

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

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



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

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

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

Executed on February 6, 2026.

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

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

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

C&M No. 44-25-01241

35

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FORT BEND County**

**Deed of Trust Dated:** December 22, 2023

**Amount:** \$453,666.00

**Grantor(s):** ELIZABETH NIEVES MACEO

**Original Mortgagee:** THE LOAN STORE, TX, INC., A CORPORATION

**Current Mortgagee:** SELECT PORTFOLIO SERVICING, INC.

**Mortgagee Address:** SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

**Recording Information:** Document No. 2023122766

**Legal Description:** LOT 19, BLOCK 1, OF GRAND MISSION ESTATES SEC 32, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20220068 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

**Date of Sale:** April 7, 2026 between the hours of 1:00 PM and 4:00 PM.

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

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, AMAR SOOD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, GAIL BELL, AND JACQUILINE WILLIAMS, JOSHUA SANDERS, CARY CORENBLUM, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

  
**Anthony Adam Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-000261

  
\_\_\_\_\_

Printed Name: SANDY DASIGENIS

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

*Spina F. ...*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
2026 FEB -9 AM 10:19  
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2026 FEB -9 AM 10:19

**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.

Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 7th day of April, 2026 ✓  
**Time:** 1:00 PM or not later than three hours after that time  
**Place:** AT The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER S OFFICE in Fort Bend County, Texas.

**TERMS OF SALE:** CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** October 11, 2021  
**Grantor(s):** Javier Jose Irizarry Aviles and Maria De Los A. Valles Negron, Husband and wife  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nations Direct Mortgage, LLC, its successors and assigns  
**Original Principal:** \$288,720.00  
**Recording Information:** Deed Inst.# 2021172095,  
**Current Mortgage/Beneficiary:** Lakeview Loan Servicing, LLC  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$288,720.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

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

**PROPERTY TO BE SOLD:**

**Property County:** Fort Bend  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 29603 Wilkerson Lane, Katy, TX 77494  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

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

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

**SUBSTITUTE TRUSTEE(S):** McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

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

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

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

/s/ Coury Jacocks  
Coury Jacocks - Bar #: 24014306  
Attorney for Lakeview Loan Servicing, LLC  
  
Coury.Jacocks@mccalla.com  
1320 Greenway Drive, Suite 780  
Irving, TX 75038  
(469) 942-7141 Office  
(469) 533-6670 Fax

**DOCUMENT PREPARED BY:**

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

**Certificate of Posting**

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

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

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EXHIBIT "A"

Lot 06, Block 3, of TAMARRON SECTION 15, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20200178 of the Plat Records of Fort Bend County, Texas.

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

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

**DEED OF TRUST INFORMATION:**

Date: November 29, 2022

Grantor(s): SHAKER SAIF ALAWDI AND THEKRA H. SALEH, HUSBAND AND WIFE

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHANGE LENDING, LLC

Original Principal: \$497,001.00

Recording Information: 2022145322

Property County: Fort Bend

Property: Lot Fifteen (15), Block Three (3) of GRAND MISSION ESTATES SEC 30, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Plat No. 20210120 of the plat Records of Fort Bend County, Texas.

Property Address: 8826 Winters Edge Road  
Richmond, TX 77407

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Mortgage Servicer: Selene Finance LP

Mortgage Servicer Address: 3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019

**SALE INFORMATION:**

✓ Date of Sale: April 7, 2026

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

Place of Sale: The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Substitute Trustee: Tejas Corporate Services, LLC, and Padgett Law Group, any to act

Substitute Trustee Address: 546 Silicon Dr., Suite 103,  
Southlake, TX 76092

*Eugene Heimann*  
 COUNTY CLERK  
 FORT BEND COUNTY, TEXAS  
 FEB -9 AM 10:19  
 FILED

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**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

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

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

*James*

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Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

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

\_\_\_\_\_

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

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

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

**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 29, 2016**

Grantor(s): **Henry Lee III and Culeathia Hopkins, husband and wife**

Original Mortgagee: **Wells Fargo Bank, N.A.**

Original Principal: **\$118,500.00**

Recording Information: **2016074528**

Property County: **Fort Bend**

Property: **LOT THREE (3), IN BLOCK THREE (3), OF PHEASANT CREEK, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 31, PAGE 2 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

Property Address: **16827 Tranquil Drive  
Sugar Land, TX 77498**

*all FILED*

2026 FEB -9 AM 10:19

*Anna F. Richard*  
COUNTY 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: **U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust**

Mortgage Servicer: **Selene Finance LP**

Mortgage Servicer Address: **3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019**

**SALE INFORMATION:**

✓ Date of Sale: **April 7, 2026**

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

Place of Sale: **The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

Substitute Trustee: **Tejas Corporate Services, LLC, and Padgett Law Group, any to act**

Substitute Trustee Address: **546 Silicon Dr., Suite 103  
Southlake, TX 76092**

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

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

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

*Michael J. Burns*

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

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**CERTIFICATE OF POSTING**

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

\_\_\_\_\_

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

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

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

26TX267-0006  
7018 WHISPERING LEAF STREET, ROSENBERG, TX 77469

**NOTICE OF FORECLOSURE SALE**

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

LOT 39, BLOCK 4, OF SUNSET CROSSING SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210255, MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 19, 2022 and recorded on April 29, 2022 as Instrument Number 2022059007 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: April 07, 2026, at 1:00 PM, or not later than three hours thereafter, at The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469, 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 NEBIAT NURU HASSEN AND NURU HASSEN NURU secures the repayment of a Note dated April 19, 2022 in the amount of \$368,854.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 500 N. State College Blvd. Suites 1030, 1300 and 1400, Orange, CA 92868, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, 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.

FILED  
2026 FEB 10 AM 10:24  
Jana Fickel  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Xome Inc. and Tejas Corporate Services, LLC, Dustin George

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

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



Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

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

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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**

**DATE:** February 5, 2026

**NOTE:** Note described as follows:

Date: June 26, 2023  
Maker: Cameron Hill, April Mossbarger  
Payee: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Original Principal Amount: \$208,550.00

2026 FEB 10 AM 10:05  
*Anna F. Stewart*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*FILED*

**DEED OF TRUST:** Deed of Trust described as follows:

Date: June 26, 2023  
Grantor: Cameron Hill and April Mossbarger, husband and wife  
Trustee: Black, Mann, & Graham, LLP  
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Recorded: INSTRUMENT NO. 2023060686, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.

**LENDER:** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**BORROWERS:** CAMERON HILL, APRIL MOSSBARGER

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN FORT BEND COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND

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

**SUBSTITUTE TRUSTEE:** CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, MATTHEW HANSEN, EVAN PRESS, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, JAMI GRADY, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM LLC, JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, AND DAVID GARVIN

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:**

✓ **APRIL 7, 2026** the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**In FORT BEND County, Texas, at THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG, TEXAS 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

**RECITALS**

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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants,

representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

- Date: June 26, 2023
- Grantor: Cameron Hill and April Mossbarger, husband and wife
- Trustee: Black, Mann, & Graham, LLP
- Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender
- Recorded: INSTRUMENT NO. 2023060686, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

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

**SUBSTITUTE TRUSTEE:** CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, MATTHEW HANSEN, EVAN PRESS, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, JAMI GRADY, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM LLC, JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of FEBRUARY 5, 2026, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

By: Lillian Riley

Name: Lillian A. Riley, Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing

THE STATE OF TEXAS

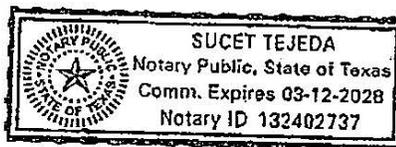
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§  
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COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 5<sup>th</sup> 2026.

[Signature]  
Notary Public, State of Texas



Notice of Sale executed by:

Sandy Dasigenis

Name: SANDY DASIGENIS

Substitute Trustee

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**EXHIBIT A**

LOT SEVEN (7), IN BLOCK TEN (10) OF FRED E. KLAUKE ADDITION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 272, PAGE 585, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

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TS No.: 2026-00128-TX  
26-000088-673

### 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:** 04/07/2026
- 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 GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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:** 33102 WHICKHAM CIR, FULSHEAR, TX 77441

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/29/2020 and recorded 05/04/2020 in Document 2020050103 , real property records of Fort Bend County, Texas, with Kyle Cunningham, an Unmarried Man grantor(s) and HIGHLANDS RESIDENTIAL MORTGAGE, LTD. 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 Kyle Cunningham, an Unmarried Man, securing the payment of the indebtedness in the original principal amount of \$299,475.00, 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.

*Anna F. ...*  
 COUNTY CLERK  
 FORT BEND COUNTY, TEXAS

2026 FEB 10 AM 10:25

**FILED**

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TS No.: 2026-00128-TX  
26-000088-673

### Notice of [Substitute] Trustee Sale

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

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

**Lot Thirty (30), In Block Five (5), of Bradford on the bend, section two (2), a Subdivision in Fort Bend County, Texas, According to the Map or Plat thereof recorded in Slide No. 872/A of the Plat Records of Fort Bend County, Texas.**

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

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

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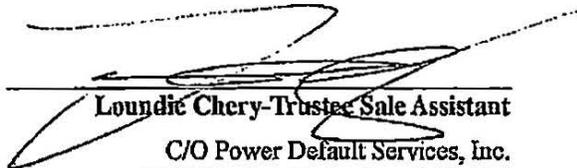
TS No.: 2026-00128-TX  
26-000088-673

**Notice of [Substitute] Trustee Sale**

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

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

**Date: February 9, 2026**



**Loundie Chery-Trustee Sale Assistant**

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

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

**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 FOR RECORD  
NO \_\_\_\_\_ TIME 10:17 P.M.  
FEB 10 2026  
Anna Richard  
County Clerk Fort Bend Co. Texas  
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## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2026-20741-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: 4/7/2026  
Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.  
Place: Fort Bend County Courthouse, Texas, at the following location: THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
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 28, BLOCK 2, OF SORRENTO SEC 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20230028 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 1219 RICASOLI DR RICHMOND, TX 77406

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 7/5/2024 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 7/15/2024 under County Clerk's File No 2024066408, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s): JUSTICE TYLEE PARHAM AND MYA ARIANA DILLON,  
HUSBAND AND WIFE  
Original Trustee: Angela R Hernandez  
Substitute Trustee: Nestor Solutions, LLC, Auction.com, LLC; Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve 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

T.S. #: 2026-20741-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.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/re-faqs#D\\_5](https://www.fincen.gov/re-faqs#D_5).

**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 \$324,012.00, executed by JUSTICE TYLEE PARHAM AND MYA ARIANA DILLON, 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:

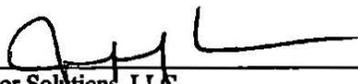
T.S. #: 2026-20741-TX

**Freedom Mortgage Corporation**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
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.

Dated: 02/10/2026

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC



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

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

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

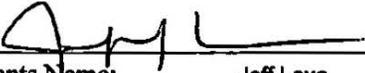
Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

43

T.S. #: 2026-20741-TX

**CERTIFICATE OF POSTING**

My name is Jeff Leva, and my address is 1225 N. Loop W. #125, Houston, TX 77008. I declare under penalty of perjury that on 02/10/2026 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: Jeff Leva  
Date: 02/10/2026

26-00616  
419 TEXAS TERRAGON TRACE, RICHMOND, TX 77406

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

FOR  
FORT BEND COUNTY  
COUNTY CLERK  
SMK  
*Janae Ferguson*

2026 FEB 12 AM 10:30

FILED

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

LOT 30, IN BLOCK 1, HARVEST GREEN SECTION 41, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PEAT THEREOF RECORDED IN PLAT NO. 20220255, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 9, 2023 and recorded on October 10, 2023 at Instrument Number 2023097583 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ April 7, 2026, at 1:00 PM, or not later than three hours thereafter, at Fort Bend County Gus George Academy - Patton Hall; 1521 Eugene Heimann Circle, Richmond, Texas 77469 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 IAIN JAMES HAUGHIE AND NAZEEMA BICE HAUGHIE secures the repayment of a Note dated October 9, 2023 in the amount of \$530,046.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket 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.

**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.**



4865935

*Kathryn Dahlin*

De Cubas & Lewis, P.C.  
Kathryn Dahlin, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci  
Yeaman, Israel Curtis, John Sisk, Clay Golden,  
Matthew Hansen, Evan Press, Joshua Sanders, Cary  
Corenblum, Ramiro Cuevas, Jami Grady, Amy  
Beaulieu, Amy Oian, Daniel Hart, Auction.com  
LLC|Jeff Leva, Sandy Dasigenis, Megan L. Randle,  
Ebbie Murphy, Wayne Daughtrey, Steve Leva,  
Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

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

45

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE <sup>2026</sup> FEB 12 AM 10: 32

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.

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

DATE: April 7, 2026

TIME: 01:00 PM

PLACE: Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

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 party of the property. Pursuant to section 50.009 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.

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 15, 2023 and recorded as Instrument Number 2023110901, real property records of Fort Bend County, Texas.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Louinel Etienne and Danise Etienne Fils Aime, securing the payment of the indebtedness in the original principal amount of \$247,000.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Freedom Mortgage Corporation is the current mortgagee of the note and deed of trust or contract lien.

5. **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.

6. **Property to be Sold.** The property to be sold is described as follows:  
LOT 10, BLOCK 2, OF CALDWELL RANCH SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210222, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

7. **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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Freedom Mortgage Corporation as Mortgage Servicer, is representing the current mortgagee, whose address is:

2026 FEB 12 AM 10:32  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
SMT

FILED



45

**11988 Exit 5 Pkwy  
Bldg 4  
Fishers, Indiana 46037**

- 8. **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 Jennifer Hooper, Auction.com, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
- 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: 2/10/2026

  
\_\_\_\_\_  
Jennifer Hooper

**Certificate of Posting**

I am \_\_\_\_\_ whose address is \_\_\_\_\_. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of [Substitute] Trustees 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.

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

**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:** 08/24/2024  
**Grantor(s):** LILLIAN DAVIS, AN UNMARRIED WOMAN, AND JANIECE DAVIS, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GOLD STAR MORTGAGE FINANCIAL GROUP, CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$294,566.00  
**Recording Information:** Instrument 2024082770  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 4210 FIELDVIEW COURT, FRESNO, TX 77545

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** DATA MORTGAGE INC., DBA ESSEX MORTGAGE  
**Mortgage Servicer:** Data Mortgage, Inc. d.b.a. Essex Mortgage  
**Current Beneficiary:** DATA MORTGAGE INC., DBA ESSEX MORTGAGE  
**Mortgage Servicer Address:** 1417 N. Magnolia Ave, Ocala, FL 34475

FILED  
2026 FEB 12 AM 10:3  
Jana F. K...  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
S...M

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2026  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** At the Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heilmann Circle, Richmond, Texas 77469 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Fort Bend County, Texas, Or, 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 Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, 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. Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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

Substitute Trustee(s): Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

**Certificate of Posting**

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

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

**Exhibit "A"**

LOT SIXTEEN (16), BLOCK TWO (2), OF TEAL RUN, SECTION FIVE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 1594/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/30/2022	<b>Grantor(s)/Mortgagor(s):</b> YAGUBA JALLOH AND ISATU BARRIE, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMNEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2022089005	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, VA 23452
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT TWENTY-ONE (21), BLOCK ONE (1), OF LAKES OF BELLA TERRA, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S).20070002, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Olan, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 2/10/2026

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

Dated: February 12, 2026

SANDY DASIGENIS  
Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

FILED  
2026 FEB 12 AM 10:33  
Thuy Frazier  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
SMH

MH File Number: TX-26-126576-POS  
Loan Type: FHA

48

25-302651

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> February 8, 2021	<b>Original Mortgagor/Grantor:</b> LAWRENCE KUYKENDALL II AND TONI-SMITH JONES
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR AMERIFIRST HOME LOANS LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2021025836	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> CENLAR FEDERAL SAVINGS BANK	<b>Mortgage Servicer's Address:</b> 425 PHILLIPS BLVD, EWING, NEW JERSEY 08618-1430

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

**Secures:**Note in the original principal amount of \$376,084.00, executed by LAWRENCE KUYKENDALL II AND TONI SMITH-JONES and payable to the order of Lender.

**Property Address/Mailing Address:** 9923 CYPRESS PATH, MISSOURI CITY, TX 77459

**Legal Description of Property to be Sold:** LOT THIRTY (30), IN BLOCK ONE (1), OF SIENNA PLANTATION, SECTION 10, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS PLAT NO. 20150307 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> April 07, 2026	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.*, the owner and holder of the Note, has requested Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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

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

/s/Joseph Vacek  
Joseph Vacek  
Attorney for Cenlar Federal Savings Bank  
State Bar No.: 24038848  
jvacek@raslg.com  
Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC / Attorney for Mortgagee  
5601 Executive Dr, Suite 400  
Irving, TX 75038  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

SMH  
2026 FEB 12 AM 10:35  
FILED  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

26-386991

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> April 23, 2012	<b>Original Mortgagor/Grantor:</b> BRIAN E. OVERSTREET AND DEMETRICK L. OVERSTREET
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TAYLOR MORRISON HOME FUNDING, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2012043228	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> SELENE FINANCE, LP	<b>Mortgage Servicer's Address:</b> 3501 OLYMPUS BLVD, SUITE 500, DALLAS, TEXAS 75019

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

**Secures:**Note in the original principal amount of \$400,000.00, executed by BRIAN E. OVERSTREET and payable to the order of Lender.

**Property Address/Mailing Address:** 4510 WILLINGHAM CT, SUGAR LAND, TX 77479

**Legal Description of Property to be Sold:** LOT TWENTY-FIVE (25), IN BLOCK TWO (2), OF TELFAIR SECTION TWENTY-SIX (26), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER SLIDE NO. 20110037 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> April 07, 2026	<b>Earliest time Sale will begin:</b> 1:00 PM
-------------------------------------	---

**Place of sale of Property:** The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee.

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



SANDY DASIGENIS  
SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC, Trustee

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

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

2026 FEB 12 AM 10:36

FILED

FILED FOR RECORD  
NO \_\_\_\_\_ TIME 8:00 P.M. *SD*

FEB 13 2026 *Ruth*

*Laura Richard*  
County Clerk Fort Bend Co. Texas

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2026-21271-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: *✓* 4/7/2026  
Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.  
Place: Fort Bend County Courthouse, Texas, at the following location: THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
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, IN BLOCK 16, OF FINAL AMENDED PLAT OF BLOCKS 13, 14, 15 AND 16 IN THE PARTIAL REPLAT OF QUAIL GREEN WEST, SECTION ONE (1), AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S). 2239/B, ALL OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 1906 POCO DR MISSOURI CITY, TX 77489

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 5/7/2016 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 5/16/2016 under County Clerk's File No 2016050285, in Book - and Page - of the Real Property Records of Fort Bend County, Texas.

Grantor(s): Walter Antonio Crespo and Sonia Helen Crespo, husband and wife  
Original Trustee: Calvin C. Mann, Jr.  
Substitute Trustee: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve 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

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T.S. #: 2026-21271-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.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5).

**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 \$143,636.00, executed by Walter Antonio Crespo and Sonia Helen Crespo, husband and wife, 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:

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T.S. #: 2026-21271-TX

**Freedom Mortgage Corporation**  
**11988 EXIT 5 PKWY BLDG 4**  
**FISHERS IN 46037-7939**  
**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.

Dated: 02/13/2026

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC

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

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

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

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

FILED

2026 FEB 17 PM 1:43

Spencer Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2026-21377-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: 4/7/2026  
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.  
Place: Fort Bend County Courthouse, Texas, at the following location: THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT 13, BLOCK 1, SHADOW GROVE SECTION 6, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20170125 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 14126 HARMONY RIDGE TRL PEARLAND, TX 77584

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 11/19/2020 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 11/30/2020 under County Clerk's File No 2020169353, in Book — and Page — of the Real Property Records of Fort Bend County, Texas.

**Grantor(s):** BRODERICK A. HOUSTON, A SINGLE MAN  
**Original Trustee:** Black, Mann & Graham, L.L.P.  
**Substitute Trustee:** Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve 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

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T.S. #: 2026-21377-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.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5).

**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 \$245,974.00, executed by BRODERICK A. HOUSTON, A SINGLE MAN, 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:

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T.S. #: 2026-21377-TX

**Freedom Mortgage Corporation**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
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.

Dated: 02/17/2026

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC

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

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

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

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

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**NOTICE OF 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 3, 2013  
Grantor(s): Sheila M. Sentino, aka Shelia M. Sentino, unmarried  
Original Mortgagee: JPMorgan Chase Bank, N.A.  
Original Principal: \$121,224.00  
Recording Information: 2013071332  
Property County: Fort Bend  
Property: Lot Seven (7), in Block Four (4), of Plantation Trails at First Colony Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No(s). 1871/B and 1872/A, of the Plat Records of Fort Bend County, Texas.  
Property Address: 2715 Creek Terrace Drive  
Missouri City, TX 77459

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: SELENE FINANCE, LP  
Mortgage Servicer: Selene Finance LP  
Mortgage Servicer Address: 3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019

2026 FEB 17 PM 1:43  
FILED  
Gus George  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**SALE INFORMATION:**

Date of Sale: ✓ April 7, 2026  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 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: Auction.com, LLC, and Padgett Law Group, any to act  
Substitute Trustee Address: 546 Silicon Dr., Suite 103, Southlake, TX 76092

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**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

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

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

*Plms*

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

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**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 02/17/2026, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

  
\_\_\_\_\_

Declarant's Name: Jeff Leva

Date: 02/17/2026

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_

SELECT PORTFOLIO SERVICING, INC. (SPS)  
SYED, FAISAL  
17239 QUIET SONG COURT, RICHMOND, TX 77407

CONVENTIONAL  
Firm File Number: 25-043410

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**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 27, 2019, FAISAL H SYED AND HUMA NAZ SYED, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST CHOICE LENDING GROUP, LP 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 2020005494, 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, April 7, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

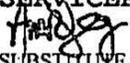
Said Real Estate is described as follows: In the County of Fort Bend, State of Texas:

LOT FORTY-NINE (49), IN BLOCK ONE (1), OF CAMELLIA, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20180270 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

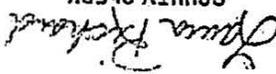
Property Address: 17239 QUIET SONG COURT  
RICHMOND, TX 77407  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: SELECT PORTFOLIO SERVICING, INC.  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

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

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

  
SUBSTITUTE TRUSTEE  
Auction.com LLC  
I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day February 17, 2026.  
FORT BEND COUNTY, TEXAS  
COUNTY CLERK



2026 FEB 19 AM 9:34

FILED

  
By: \_\_\_\_\_  
Grant Tabor  
Texas Bar No. 24027905  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040

Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Select Portfolio Servicing, Inc.

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

FILED

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

2026 FEB 19 AM 10:15

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 14, 2022 and recorded under Clerk's File No. 2022118955, in the real property records of Fort Bend County Texas, with Noman Khan, a married person, joined herein by spouse, Najia Ali, to perfect the lien. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Western Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Noman Khan, a married person, joined herein by spouse, Najia Ali, to perfect the lien. securing payment of the indebtedness in the original principal amount of \$505,800.00 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 Noman Khan. TH MSR Holdings 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. RoundPoint Mortgage Servicing LLC is acting as the Mortgage Servicer for the Mortgagee. RoundPoint Mortgage Servicing LLC, is representing the Mortgagee, whose address is: 446 Wrenplace Road, Fort Mill, SC 29715.

**Legal Description:**

**LOT THIRTY-FIVE (35) BLOCK FOUR (4), OF PARKWAY LAKES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20040068 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS**

**SALE INFORMATION**

**Date of Sale: 04/07/2026**

**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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469,

**TERMS OF SALE**

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

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



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

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

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

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

Executed on February 12, 2026.

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

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

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

C&M No. 44-24-03520

FILED

2026 FEB 19 AM 10:16

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C&M No. 44-26-00326/ FILE NOS

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

*Jana Richard* SH  
FORT BEND COUNTY, TEXAS

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 11, 2020 and recorded under Clerk's File No. 2020178768, in the real property records of FORT BEND County Texas, with Omeir Khan, a married man and Aneesa Khan, his wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Quicken Loans, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Omeir Khan, a married man and Aneesa Khan, his wife securing payment of the indebtedness in the original principal amount of \$279,837.00 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 Omeir Khan. Rocket Mortgage, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT 29, IN BLOCK 2, OF SEABOURNE LANDING SECTION ONE, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20190023, MAP/PLAT RECORDS, FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

✓ **Date of Sale: 04/07/2026**

**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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469,

**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.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED TO PURCHASE THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER'S STRICT COMPLIANCE WITH FINCEN.**

**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, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

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

Executed on February 18, 2026.

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

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

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

C&M No. 44-26-00326

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2026 FEB 19 AM 10:16

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

Matter No.: 144407-TX

Date: February 12, 2026

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: SUNIL MEHTA AND JACLYN MEHTA, HUSBAND AND WIFE  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC,  
DBA GREENLIGHT LOANS, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: Nationstar Mortgage LLC  
MORTGAGE SERVICER: ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC

DEED OF TRUST DATED 8/20/2014, RECORDING INFORMATION: Recorded on 9/3/2014, as Instrument No. 2014096316

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 30, IN BLOCK 3, OF WINFIELD LAKES, SECTION 6, AMENDING PLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20060249 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, 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.

ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is acting as the Mortgage Servicer for Nationstar Mortgage LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Nationstar Mortgage LLC  
c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

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



Matter No.: 144407-TX

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

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2026 FEB 19 AM 10:16

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Laura Richard* 57  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

Matter No.: 145688-TX

Date: February 17, 2026

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: JOHN COCHRAN CAMPBELL AND CHRISTY MICHELLE CAMPBELL,  
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: OPTION ONE MORTGAGE CORPORATION

CURRENT MORTGAGEE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR  
SOUNDVIEW HOME LOAN TRUST 2006-OPT2, ASSET-BACKED  
CERTIFICATES, SERIES 2006-OPT2

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

DEED OF TRUST DATED 2/15/2006, RECORDING INFORMATION: Recorded on 2/16/2006, as Instrument No.  
2006018840

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWELVE (12), IN BLOCK SIXTEEN (16), OF  
THE GROVE, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 10, OF THE  
PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, the foreclosure sale will be conducted in  
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for DEUTSCHE BANK  
NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT2,  
ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2 who is the Mortgagee of the Note and Deed of Trust  
associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage  
Servicer, is representing the Mortgagee, whose address is:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN  
TRUST 2006-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
75 Beattie Place, Suite 300  
Greenville, South Carolina 29601



Matter No.: 145688-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 property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE STEVE LEVA, SANDY DASIGENIS, JEFF LEVA, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

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

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

**APPOINTMENT  
OF SUBSTITUTE  
TRUSTEE:**

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

**SUBSTITUTE  
TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF  
SUBSTITUTE  
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on April 07, 2026 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF  
SALE:**

The place of the sale shall be: At the Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in FORT BEND County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO  
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 09/10/2008 and recorded under Volume,



Page or Clerk's File No. INSTRUMENT NUMBER 2008100509 in the real property records of Fort Bend County Texas, with JOSEPH FONGUM AND EUPHRASIA NGELO, HUSBAND AND WIFE as Grantor(s) and SECURE MORTGAGE COMPANY as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by JOSEPH FONGUM AND EUPHRASIA NGELO, HUSBAND AND WIFE securing the payment of the indebtedness in the original principal amount of \$417,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by JOSEPH FONGUM, EUPHRASIA NGELO. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGEE:** WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-C's address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER  
TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES  
TRUST X-C  
c/o FCI Lender Services Inc  
8180 E. Kaiser Blvd  
Anaheim Hills, CA 92809

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT SEVEN (7) IN BLOCK TWO (2) OF ROYAL LAKES MANOR, SECTION ONE (1) A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040170 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY ADDRESS:** 402 ROYAL LAKES MANOR BLVD, RICHMOND, TX 77469

**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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

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priority of the lien being foreclosed.

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

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

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

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

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

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

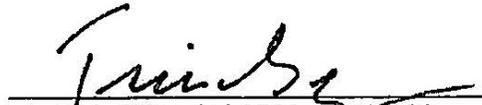
402 ROYAL LAKES MANOR BLVD

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Signed on the 18 day of February, 2026.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

Travis H. Gray | SBN: 24044965

[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris Ferguson | SBN: 24069714

[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

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

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

WD

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2026 FEB 19 AM 10:17 5\*

1009 FM 2919  
BEASLEY, TX 77417

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000010580223

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: April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, 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 26, 2022 and recorded in Document INSTRUMENT NO. 2022125014 real property records of FORT BEND County, Texas, with CLAYSTELL SPEARS, JR. AND DOMINIQUE TYLER-SPEARS, 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 CLAYSTELL SPEARS, JR. AND DOMINIQUE TYLER-SPEARS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$333,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOME MORTGAGE COMPANY, 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. SERVICEMAC LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SERVICEMAC LLC  
9726 OLD BAILES RD., SUITE 200  
FORT MILL, SC 29707-7882



1009 FM 2919  
BEASLEY, TX 77417

00000010580223

40

**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

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

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

1009 FM 2919  
BEASLEY, TX 77417

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00000010580223

FORT BEND

**EXHIBIT "A"**

BEING 2.00 ACRES OF LAND, MORE OR LESS, IN THE ISAAC MCGARY LEAGUE, A-58, FORT BEND COUNTY, TEXAS, OUT OF 4.00 ACRES, MORE OR LESS, TRACT OUT OF 13.00 ACRES, MORE OR LESS, TRACT DESIGNATED AS LOT NUMBER 2 IN PARTITION DECREE IN CAUSE NUMBER 26, 518 IN THE DISTRICT COURT OF FORT BEND COUNTY, TEXAS, SAID 2.00 ACRES TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF F.M. #2919 (100.00 FEET WIDE) AND THE NORTHWEST LINE OF SAID RUDOLPH BRAXTON 100.00 ACRE TRACT; SAID CORNER BEING THE EAST CORNER OF THE VANCE GORDON 26.21 ACRE TRACT AND SAID CORNER BEARS NORTH 60 DEG 03 MIN 00 SEC EAST 5569.40 FEET FROM THE 3/4 INCH IRON PIPE MARKING THE WEST CORNER OF THE RUDOLPH BRAXTON TRACT;

THENCE SOUTH 37 DEG 58 MIN 00 SEC EAST A DISTANCE OF 11.76 FEET ALONG THE SOUTHWEST LINE OF F. M. #2919 TO A 1/2 INCH IRON ROD SET FOR THE NORTH CORNER OF AND THE POINT OF BEGINNING FOR THIS TRACT;

THENCE SOUTH 37 DEG 58 MIN 00 SEC EAST 220.00 FEET ALONG THE SOUTHWEST LINE OF F. M. #2919 TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF THIS TRACT;

THENCE SOUTH 60 DEG 03 MIN 00 SEC WEST A DISTANCE OF 396.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 37 DEG 58 MIN 00 SEC WEST A DISTANCE OF 220.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER OF THIS TRACT;

THENCE NORTH 60 DEG 03 MIN 00 SEC EAST A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

41

FILED

2026 FEB 19 AM 10:17

2838 RAINFLOWER MEADOW LN  
KATY, TX 77494

00000010645588

*Jana 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: April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 13, 2021 and recorded in Document CLERK'S FILE NO. 2021209777 real property records of FORT BEND County, Texas, with ALVIN DAMEYON ALLEN AND HOPE DIGGS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALVIN DAMEYON ALLEN AND HOPE DIGGS, securing the payment of the indebtednesses in the original principal amount of \$513,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PINGORA LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



2838 RAINFLOWER MEADOW LN  
KATY, TX 77494

00000010645588

61

**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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

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

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

61

2838 RAINFLOWER MEADOW LN  
KATY, TX 77494

00000010645588

00000010645588

FORT BEND

**EXHIBIT "A"**

LOT EIGHT (8), IN BLOCK ONE (1), OF AVALON AT SPRING GREEN, SEC. 3, SUBDIVISION OF 37.8156 ACRES SITUATED IN THE JAMES CONNER SURVEY, ABSTRACT NO. 157, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20160024, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

62

FILED

2026 FEB 19 AM 10:17

6206 ORANGE BLOSSOM LANE  
ROSENBERG, TX 77471

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000010724573

**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: April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 30, 2013 and recorded in Document CLERK'S FILE NO. 2013127134; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO(S). 2017071755, 2023004925, 2023100424, AND 2024050475 real property records of FORT BEND County, Texas, with RALPH LEE COLLINS A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RALPH LEE COLLINS A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$276,706.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361



6206 ORANGE BLOSSOM LANE  
ROSENBERG, TX 77471

00000010724573

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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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

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

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

62

6206 ORANGE BLOSSOM LANE  
ROSENBERG, TX 77471

00000010724573

00000010724573

FORT BEND

**EXHIBIT "A"**

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

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/9/2022	<b>Grantor(s)/Mortgagor(s):</b> BONEL BASTIAN, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2022065127	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Fountain Plaza, Buffalo, NY 14203
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 13, BLOCK 1, OF VERANDA SECTION THIRTY-NINE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER PLAT NO. 20210141, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 2/18/2026

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

Dated: 2/19/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

Thuy Frazier  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 FEB 19 AM 10:17

FILED

HS

MH File Number: TX-26-126085-POS  
Loan Type: VA

64

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 3/30/2001	<b>Grantor(s)/Mortgagor(s):</b> LUIS A. CASTANEDA AND ESTHER A. CASTANEDA, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> COMMUNITY HOME LOAN	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2001026860	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1601 LBJ Freeway, Farmers Branch, TX 75234
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT ELEVEN (11), IN BLOCK ONE (1), OF CANYON GATE CINCO RANCH, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED ON SLIDE NO. 1803/B, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Olan, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 2/17/2026

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

Dated: 2/19/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

2026 FEB 19 AM 10:17  
FILED  
Thuy Frazier  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

MH File Number: TX-26-126714-POS  
Loan Type: Conventional Residential

SH

65

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/14/2012	<b>Grantor(s)/Mortgagor(s):</b> ROBERT THOMAS WEST, III AND ALIYA WEST, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2012131518	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 9, BLOCK 1, SIENNA VILLAGE OF ANDERSON SPRINGS TWENTY SIX-B, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN PLAT NUMBER 20120006 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby  
remove the original Trustee and all successor substitute trustees and appoints in their stead, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole  
Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said  
original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of  
remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 2/18/2026

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

Dated: 2/19/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

FILED  
2026 FEB 19 AM 10:11  
Thuy Frazier  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

MH File Number: TX-26-126933-POS  
Loan Type: VA

65

166

**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: February 25, 2008

Grantor(s): Michael A. Gamble and Tanya C. Gamble, married

Original Mortgagee: Bank of America, N.A.

Original Principal: \$242,782.00

Recording Information: 2008022764

Property County: Fort Bend

Property: Lot Sixteen (16) in Block Four (4) of FIELDSTONE SECTION 1, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20060114 of the Map/Plat Records of Fort Bend County, Texas.

Property Address: 20603 Garden Ridge Canyon  
Richmond, TX 77407

2026 FEB 19 AM 10:18  
 FILED  
 Janna F. [Signature]  
 COUNTY 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: U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust

Mortgage Servicer: Selene Finance LP

Mortgage Servicer Address: 3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019

**SALE INFORMATION:**

Date of Sale: / April 7, 2026

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

Place of Sale: The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Substitute Trustee: Tejas Corporate Services, LLC, and Padgett Law Group, any to act

Substitute Trustee Address: 546 Silicon Dr., Suite 103  
Southlake, TX 76092

66

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

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

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

*Paige Jones*

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

64

**CERTIFICATE OF POSTING**

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

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

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

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

FILED

67

2026 FEB 19 AM 10:18

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

SH

25-280068

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> July 26, 2023	<b>Original Mortgagor/Grantor:</b> EPHRAIM AYODEJI ROBINSON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, SOLELY AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THE LENDER, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> PLANET HOME LENDING, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2023074266	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Planet Home Lending, LLC	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Suite 303, Meriden, CT 06450

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

**Secures:**Note in the original principal amount of \$306,776.00, executed by EPHRAIM AYODEJI ROBINSON and payable to the order of Lender.

**Property Address/Mailing Address:** 29523 BRYANS MANOR, FULSHEAR, TX 77494

**Legal Description of Property to be Sold:** LOT 6, BLOCK 2, OF TAMARRON SECTION 15, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200178 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> April 07, 2026	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



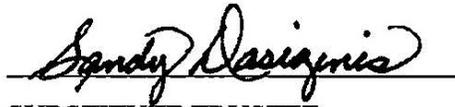
67

**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 *PLANET HOME LENDING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,  
Trustee

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

FILED

26

2026 FEB 19 AM 10:18

Laura Richard SH

COUNTY CLERK  
FORT BEND COUNTY, TEXAS

25-302693

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> November 18, 2022	<b>Original Mortgagor/Grantor:</b> JOSEPH DAVID SQUIBB AND TARA M. SQUIBB
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022143080	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Selene Finance LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd, Suite 500, Dallas, Texas 75019

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

**Secures:** Note in the original principal amount of \$297,500.00, executed by JOSEPH DAVID SQUIBB and payable to the order of Lender.

**Property Address/Mailing Address:** 37811 BUCKSKIN RD, WALLIS, TX 77485

**Legal Description of Property to be Sold:** LOTS FIVE (5), SIX (6) AND SEVEN (7), IN BLOCK FOUR (4), OF BRAZOS VALLEY, SECTION ONE (1), AN SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 371, PAGE 142 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> April 07, 2026	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL*



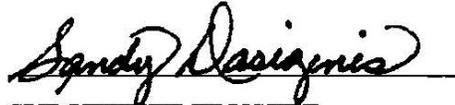
68

*CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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



SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC, Trustee

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

FILED

69

2026 FEB 19 AM 10:19

*Lucia Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

5A

25-307109

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> January 22, 2007	<b>Original Mortgagor/Grantor:</b> JAMES BOWSIER AND JARANESHA BOWSIER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GE MONEY BANK, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2007010703	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Selene Finance LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd, Suite 500, Dallas, Texas 75019

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

**Secures:**Note in the original principal amount of \$92,000.00, executed by JAMES BOWSIER AND JARANESHA BOWSIER and payable to the order of Lender.

**Property Address/Mailing Address:** 7019 ZIEGLERS GROVE, RICHMOND, TX 77469

**Legal Description of Property to be Sold:** LOT THIRTY-TWO (32), IN BLOCK SIX (6), OF TARA, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 18, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<b>Date of Sale:</b> April 07, 2026	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL



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**CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST** bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

  
SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC, Trustee

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

FILED 70

2026 FEB 19 AM 10:19

Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

25-381126

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> July 6, 2020	<b>Original Mortgagor/Grantor:</b> JIMMY MARTINEZ AND ANALLELI URIBE-MARTINEZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SELENE FINANCE LP
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2021116716	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Selene Finance LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd, Suite 500, Dallas, Texas 75019

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

**Secures:** Note in the original principal amount of \$202,282.00, executed by JIMMY MARTINEZ AND ANALLELI URIBE-MARTINEZ and payable to the order of Lender.

**Property Address/Mailing Address:** 8319 SILENT DEEP DR, ROSENBERG, TX 77469

**Legal Description of Property to be Sold:** LOT 2, IN BLOCK 1, OF SUMMER LAKES SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20150058 OF THE PLAT RECORDS OF FORT BEND, COUNTY.

<b>Date of Sale:</b> April 07, 2026	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE LP*, the owner and holder of the Note, has requested ServiceLink Agency Sales & Posting, LLC whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, ServiceLink Agency Sales & Posting, LLC whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by ServiceLink Agency Sales & Posting, LLC whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

ServiceLink Agency Sales & Posting, LLC OR Tejas Corporate Services, LLC, Trustee

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

FILED 71

2026 FEB 19 AM 10:19

26-391520

Notice of Substitute Trustee's Sale

Laura Richard 5A

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

Table with 2 columns and 4 rows containing deed of trust details: Deed of Trust Date, Original/Current Beneficiary, Recorded info, and Mortgage Servicer info.

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

Secures: Note in the original principal amount of \$266,000.00, executed by CARDELL ROBERT WILLIAMS and payable to the order of Lender.

Property Address/Mailing Address: 16702 AMY RIDGE RD, HOUSTON, TX 77053

Legal Description of Property to be Sold: LOT 1, IN BLOCK 7, OF AMENDING PLAT OF GREEN VALLEY ESTATES, SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE(S) 1569/A & B OF THE MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Table with 2 columns: Date of Sale: April 07, 2026; Earliest time Sale will begin: 1:00 PM

Place of sale of Property: The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, UNITED WHOLESALE MORTGAGE, LLC, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

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

/s/Joseph Vacek  
Joseph Vacek  
Attorney for Cenlar Federal Savings Bank  
State Bar No.: 24038848  
jvacek@raslg.com  
Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC / Attorney for Mortgagee  
5601 Executive Dr, Suite 400  
Irving, TX 75038  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

FILED

72

2026 FEB 19 AM 10:20

*Jana Richard* 5\*

**NOTICE OF FORECLOSURE SALE**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES OR 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 TWELVE (12), IN BLOCK TWO (2), OF BRIARWOOD CROSSING SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 20080025 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 12/23/2019 and recorded in Document 2019147879 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: 04/07/2026

Time: 01:00 PM

Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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 MYRON B COOPER JR AND CAROLINE M COOPER, provides that it secures the payment of the indebtedness in the original principal amount of \$270,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Secretary of Veterans Affairs, an officer of the United States 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 The Secretary of Veterans Affairs, an officer of the United States c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

**Certificate of Posting**

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

FILED

73

2026 FEB 19 AM 10: 20

TS No.: 2026-00139-TX  
19-000630-673

*Anna Richard* 5#  
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:** 04/07/2026

**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 GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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:** 6010 METTLER LANE, RICHMOND, TX 77469

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/28/2005 and recorded 12/02/2005 in Document 2005146353, real property records of Fort Bend County, Texas, with **IFEOMA AGWUNOBI, A SINGLE WOMAN** grantor(s) and **MILA Inc., D/B/A Mortgage Investment Lending Associates, Inc.** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **IFEOMA AGWUNOBI, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of \$140,000.00, 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 COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2026-00139-TX  
19-000630-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT FIVE (5), IN BLOCK THREE (3), OF CANYON GATE AT THE BRAZOS, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP AND OR PLAT THEREOF RECORDED IN SLIDE NO. 2017/B AND 2018/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

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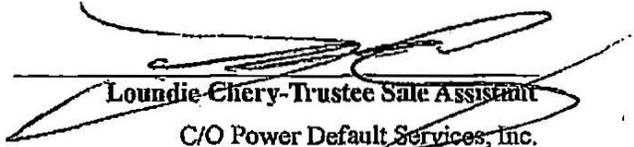
TS No.: 2026-00139-TX  
19-000630-673

### Notice of [Substitute] Trustee Sale

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

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

Date: February 11, 2026



Loundie Chery-Trustee Sale Assistant

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

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

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

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 74

2026 FEB 19 AM 10:20

*Laura Richard* 5th  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

TS No.: 2026-00140-TX  
26-000106-673

## 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:** /04/07/2026

**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 GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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:** 23123 CROSSBEND DRIVE, KATY, TX 77494

**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 08/12/2003 and recorded 08/14/2003 in Document 2003112689, real property records of Fort Bend County, Texas, with **LAURA HARVELL AND JERRY HARVELL, JR., WIFE AND HUSBAND** grantor(s) and **FIRST FRANKLIN FINANCIAL CORPORATION** as Lender, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FFH2 AssetBacked Certificates Series 2003-FFH2 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 **LAURA HARVELL AND JERRY HARVELL, JR., WIFE AND HUSBAND**, securing the payment of the indebtedness in the original principal amount of \$197,000.00, 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. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FFH2 AssetBacked Certificates Series 2003-FFH2 is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2026-00140-TX  
26-000106-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT THREE (3), IN BLOCK ONE (1), OF CINCO RANCH GREENWAY VILLAGE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE 1055/A THROUGH 1056/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

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

TS No.: 2026-00140-TX  
26-000106-673

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## Notice of [Substitute] Trustee Sale

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

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

Date: February 12, 2026

  
Loundie Chery - Trustee Sale Assistant

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

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

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

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, 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 76

2026 FEB 19 AM 10:20

TS No.: 2026-00162-TX  
26-000104-673

*Laura Richard* 5#  
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:** 04/07/2026

**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 GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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:** 15039 VISTAMONT DRIVE, HOUSTON, TX 77083

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/28/2000 and recorded 05/05/2000 in Document 2000036690, Re-filed 12/22/2011 in Document 2011128102, real property records of Fort Bend County, Texas, with **BENNY MCINTIRE** grantor(s) and **RESIDENTIAL MONEY CENTERS, INC. A DELAWARE CORPORATION** as Lender, **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RP4** 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 **BENNY MCINTIRE**, securing the payment of the indebtedness in the original principal amount of \$131,400.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RP4** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2026-00162-TX  
26-000104-673

### Notice of [Substitute] Trustee Sale

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

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

**LOT TWENTY-EIGHT (28), IN BLOCK FOUR (4), OF PROVIDENCE, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE 601/A&B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

TS No.: 2026-00162-TX  
26-000104-673

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### Notice of [Substitute] Trustee Sale

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

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

**Date:** February 18, 2026

  
Loundie Chery-Trustee Sale Assistant

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

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

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

**Certificate of Posting**

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

### Notice of Substitute Trustee Sale

T.S. #: 25-17611

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

FILED

2026 FEB 19 PM 3:30

Yvonne Richardson  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Date: 4/7/2026

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

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 61, in Block 1, of Silver Ranch, Section 5, a subdivision in Fort Bend County, Texas according to the map or plat thereof, recorded in Plat No. 20110180 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 6/14/2023 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2023067007 recorded on 7/17/2023 in Book Page of the Real Property Records of Fort Bend County, Texas.

26306 Fox Ridge Lane  
Katy TX 77494

Trustor(s): **Maame Fosua Sheppard** Original Beneficiary: **Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust**

Current Beneficiary: **WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust** Loan Servicer: **Aspen Income Trust**

Current Substituted Trustees: **Roy Crush or Jeff Leva or Sandy Dasigenis or Jack Palmer or Sabrina Palmer, and Prestige Postage and Publishing, 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

T.S. #: 25-17611

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 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 present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in Deed of Trust. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. 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 \$279,000.00, executed by Maame Fosua Sheppard, a Married Woman as Her Sole and Separate Property, and payable to the order of Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Maame Fosua Sheppard, a Married Woman as Her Sole and Separate Property to Maame Fosua Sheppard. WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory 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 and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

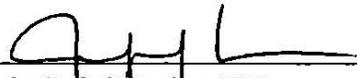
Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Owner Trustee of the Aspen Income Trust, a Delaware statutory trust**  
c/o Aspen Income Trust  
1221 W. 103rd St #108  
Kansas City, MO 64114

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T.S. #: 25-17611

Dated: 02/19/2026

Roy Crush or Jeff Leva or Sandy Dasigenis or Jack Palmer or Sabrina Palmer,  
and Prestige Postage and Publishing, LLC,,



---

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

**AFTER RECORDING, PLEASE RETURN TO:**

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001

Attn: Trustee Department

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FILED

2026 FEB 24 PM 12: 20

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

T.S. #: 2025-19083-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: ✓ 4/7/2026  
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.  
Place: Fort Bend County Courthouse, Texas, at the following location: THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
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 THIRTY-FIVE (35), IN BLOCK FOUR (4), OF DEL WEBB RICHMOND, SECTION THIRTEEN-B (13-B), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20150102 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 615 SAGUARO WAY RICHMOND, TX 77469

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 11/2/2020 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 11/10/2020 under County Clerk's File No 2020159243, in Book - and Page - , along with Correction Instrument recorded 01/07/2026 as Instrument No. 2026001698 of the Real Property Records of Fort Bend County, Texas.

<b>Grantor(s):</b>	<b>JAMES RUBIO ARZADON AND MARIBETH ENCINAS ARZADON, JOINT TENANTS</b>
<b>Original Trustee:</b>	<b>Black, Mann &amp; Graham</b>
<b>Substitute Trustee:</b>	<b>Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC</b>
<b>Original Mortgagee:</b>	<b>Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns</b>
<b>Current Mortgagee:</b>	<b>Freedom Mortgage Corporation</b>
<b>Mortgage Servicer:</b>	<b>Freedom Mortgage Corporation</b>

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T.S. #: 2025-19083-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.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/tre-faqs#D\\_5](https://www.fincen.gov/tre-faqs#D_5).

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$301,003.00, executed by JAMES RUBIO ARZADON AND MARIBETH ENCINAS ARZADON, JOINT TENANTS, 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:

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T.S. #: 2025-19083-TX

**Freedom Mortgage Corporation**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
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.

Dated: 02/24/2026

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC

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

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

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

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

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**NOTICE OF 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**

T.S. No.: 2250826098.4

DATE: February 20, 2026

NOTE: Promissory Note described as follows:

Date:	5/2/2024
Debtor(s):	Wadley Properties, LLC, a Texas limited liability company
Original Creditor:	Socotra REIT I LLC, a Delaware Limited Liability Company
Original Principal Amount:	\$486,756.00
Current Holder:	Socotra REIT I LLC, a Delaware Limited Liability Company

FORT BEND COUNTY CLERK

*Anna H. Ireland*

2026 FEB 25 PM 12:48

FILED

DEED OF TRUST: Deed of Trust described as follows:

Date:	5/2/2024
Grantor:	Wadley Properties, LLC, a Texas limited liability company
Trustee:	Tolesoaz Corp. d/b/a Total Lender Solutions
Current Beneficiary:	Socotra REIT I LLC, a Delaware Limited Liability Company
Recorded:	5/16/2024, In Instrument No.: 2024046268, In the County of Fort Bend, State of Texas

LENDER: Socotra REIT I LLC, a Delaware Limited Liability Company

BORROWER: Wadley Properties, LLC, a Texas limited liability company

PROPERTY: The real property described as follows:

**Lot Two(2), MAGNOLIA PLACE TRACT 621 REPLAT NO. 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Plat Number 20210007 of the Plat Records of Fort Bend County, Texas.**

**3941 FM 521 Road, Fresno, TX 77545**

**SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp, Randy S. Newman and Abstracts/Trustees Of Texas, LLC**

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Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

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

4/7/2026, the first Tuesday of the month, to commence at 1:00 PM (or within 3 hours after).

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

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

**RECITALS**

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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

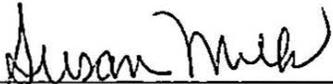
Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at

<https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5)

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

Notice of Sale executed by:



\_\_\_\_\_  
TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp, Randy S. Newman and Abstracts/Trustees Of Texas, LLC, Trustee

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FILED AS

2026 FEB 25 PM 12:48

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

After Recording, Return to:  
Erik K. Martin  
Martin Lawyers, PLLC  
1020 Macon St., Ste. 7  
Fort Worth, Texas 76102

STATE OF TEXAS                    §  
  §  
COUNTY OF FORT BEND         §

TS# W-401970  
February 12, 2026

**NOTICE OF FORECLOSURE SALE**

This Notice of Foreclosure Sale is made by the Substitute Trustees pursuant to that certain Deed of Trust ("Deed of Trust") more particularly described as follows:

- Dated: July 30, 2020
- Borrower/Grantor: Sharon C. Rode
- Trustee: Celtic Bank Corporation
- Lender: Celtic Bank Corporation
- Recorded in: Deed of Trust dated July 30, 2020, recorded on August 3, 2020 as **File No. 2020099636** of the Official Public Records of Fort Bend County, Texas.
- Secures: Promissory Note, dated July 30, 2020, in the original principal amount of **\$1,305,200.00**, executed by Borrower and payable to the order of Celtic Bank Corporation.
- Property: The real property, improvements and personal property secured by the Deed of Trust, including without limitation the real property described in the attached **Exhibit A** and commonly referred to as **405-407 Brooks St., Sugarland, TX 77478**, and certain personal property described therein.
- Security Agreement: Commercial Security Agreement dated July 30, 2020 by Tailwaggers, LLC in favor of Celtic Bank Corporation, securing collateral related to the Loan.
- Substitute Trustees: Erik K. Martin and Abstracts/Trustees of Texas, LLC

Substitute Trustees'  
Address:

Erik K. Martin  
Martin Lawyers, PLLC  
1020 Macon Street, Ste. 7  
Fort Worth, Texas 76102  
(682) 707-2999

Abstracts/Trustees of Texas, LLC  
9065 Jollyville Rd, Ste 203A  
Austin, Texas 78759

Foreclosure Sale:

Date: ✓ **Tuesday, April 7, 2026**

Time: The sale of the Property ("Foreclosure Sale") will be held between 1 p.m. and 4 p.m.

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

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

The Foreclosure Sale may be conducted by the Substitute Trustee, or by any of the following:  
Abstracts/Trustees of Texas, LLC

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 that Substitute Trustees 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 the Lender/Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Public notice is hereby given that the foreclosure sale of the above-described Property will proceed as provided for in this Notice of Foreclosure Sale and shall be conducted by the Substitute Trustees designated herein and appointed pursuant to the Deed of Trust by that certain Revised

Appointment of Substitute Trustees filed in the real property records of Fort Bend County, Texas. Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustees 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 to sale for another day. In that case, the Substitute Trustees 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 refilling may be after the date originally scheduled for this sale.

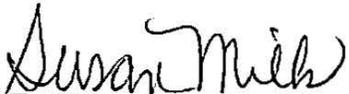
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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

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

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustees reserve 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 Trustees.

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

  
Substitute Trustee  
Abstracts/Trustees of Texas, LLC

**EXHIBIT A**

Property Description

**Legal Description:**

Lot Eleven (11) in Block Two (2) of Belknap Subdivision, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 273, Page 164 of the Deed Records of Fort Bend County, Texas.

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SELECT PORTFOLIO SERVICING, INC. (SPS)  
JOSEPH, KEVIN  
20511 BLACK SPUR CT, RICHMOND, TX 77406

CONVENTIONAL  
Firm File Number: 23-040641

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 9, 2021, KEVIN PAUL JOSEPH AND ASTRID JOSEPH, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ANGEL OAK MORTGAGE SOLUTIONS LLC 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 2021151606, 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, April 7, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT 52, IN BLOCK 1, OF LONG MEADOW FARMS, SECTION 19, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20110080, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address:	20511 BLACK SPUR CT RICHMOND, TX 77406
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2023-2, MORTGAGE- BACKED CERTIFICATES, SERIES 2023-2 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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

**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.**

2026 FEB 26 AM 10:22

*Spina Richard*

COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**FILED**

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SUBSTITUTE TRUSTEE

Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston

WITNESS MY HAND this day February 24, 2026.



By: \_\_\_\_\_  
Brett P. Ryan  
Texas Bar No. 24110844  
bryan@logs.com

13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Wilmington Savings Fund Society, FSB, not  
in its individual capacity but solely as Trustee of Angel  
Oak Mortgage Trust 2023-2, Mortgage-Backed  
Certificates, Series 2023-2

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

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

CONVENTIONAL  
Firm File Number: 14-016372

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**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 25, 2006, CAROL E. REED AND SPOUSE, ISALIAH REED, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ENCORE CREDIT CORP., A CALIFORNIA CORP., DBA ECC CREDIT CORPORATION OF TEXAS in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006123768, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 7, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT TWENTY-SEVEN (27), IN BLOCK SIX (6), OF ROYAL LAKES ESTATES, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO (S). 2020/B AND 2021/A BOTH OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

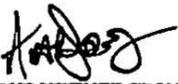
Property Address: 818 KINGS FOREST LANE  
RICHMOND, TX 77469  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

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

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

[CONTINUED ON NEXT PAGE]

2026 FEB 26 AM 10:22  
FILED  
County Clerk  
Fort Bend County, Texas  
Suzanne Richardson

  
SUBSTITUTE TRUSTEE  
Servicelink Agency Sales and Posting LLC  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day February 23, 2026.

  
By: \_\_\_\_\_  
Brett P. Ryan  
Texas Bar No. 24110844  
bryan@logs.com

13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for U.S. Bank Trust Company, National  
Association, as Trustee, as successor-in-interest to U.S.  
Bank National Association, successor trustee to LaSalle  
Bank National Association, as trustee for Bear Stearns  
Asset Backed Securities I Trust 2006-HE10, Asset-Backed  
Certificates Series 2006-HE10

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

FILED 82

2026 FEB 26 AM 10:05

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

Matter No.: 142889-TX

Date: February 25, 2026

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: KEITH A. BRIMBERRY, A MARRIED MAN AND CASSIE R. BRIMBERRY, SIGNING PRO FORMA TO PERFECT LIEN ONLY

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: SFMC, LP DBA SFMC HOME LENDING

MORTGAGE SERVICER: SFMC, LP DBA SFMC HOME LENDING

DEED OF TRUST DATED 11/25/2013, RECORDING INFORMATION: Recorded on 12/11/2013, as Instrument No. 2013153091 and later modified by a loan modification agreement recorded as Instrument 2017133040 on 12/05/2017 and later modified by a loan modification agreement recorded as Instrument 2022054442 on 04/20/2022 and later modified by a loan modification agreement recorded as Instrument 2024083091 on 08/27/2024

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT ONE (1), IN BLOCK THREE (3), OF FULSHEAR CREEK CROSSING, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20080066 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, 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.

SFMC, LP DBA SFMC HOME LENDING is acting as the Mortgage Servicer for SFMC, LP DBA SFMC HOME LENDING who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SFMC, LP DBA SFMC HOME LENDING, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SFMC, LP DBA SFMC HOME LENDING  
1 Corporate Drive Suite 360,  
Lake Zurich, IL 60047



Matter No.: 142889-TX

82

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

FILED 43

2026 FEB 26 AM 10:05

*Spura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 146188-TX

Date: February 19, 2026

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: PATRICK MICHAEL ABBOTT AND MONIQUE DENISE ABBOTT, A MARRIED COUPLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR REDFIN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC

MORTGAGE SERVICER: ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC

DEED OF TRUST DATED 11/5/2021, RECORDING INFORMATION: Recorded on 11/8/2021, as Instrument No. 2021186772

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 17, IN BLOCK 2, OF CANYON GATE, CINCO RANCH, SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED ON SLIDE NO. 1779/B AND 1780/A, OF THE PLAT RECORDS FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/7/2026, 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.

ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is acting as the Mortgage Servicer for ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

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



4867371

Matter No.: 146188-TX

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

Notice of Substitute Trustee Sale

FILED 84

2026 FEB 26 AM 10:07

F26-00060 TX  
6723250647 | 7241247506

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.

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

Date: 04/07/2026  
Time: The sale will begin no earlier than 01:00PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)  
Place: Fort Bend County, TX at the following location: The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT 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:

The East Eighteen feet (18') of Lot Two (2) and the West 14.50 feet of Lot Three (3), in Building One (1) of QUAIL VILLAGE TOWNHOUSES, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 15, Page 9, of the Map and /or plat Records, Fort Bend County, Texas.  
A.K.A. 12 Barcelona Court, Missouri City, TX 77459 (Fort Bend) CAD: 5960-00-001-0020-907

APN: 5960-00-001-0020-907 / R102821

Commonly known as: 12 Barcelona Court, Missouri City, TX 77459-1911

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 04/18/2025 (the "Deed of Trust") and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 04/22/2025 as Document No. 2025038436 of the Real Property Records of Fort Bend County, Texas.

Trustor(s): JUST ROLLING TRAVEL TRAILERS LLC, a Texas limited liability company Original Beneficiary: Velocity Commercial Capital, LLC, a California Limited Liability Company  
Current Beneficiary: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-3 Loan Servicer: PHH Mortgage Services  
Current Substituted Trustees: Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Michele Sanders or Cherie Maples

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,

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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 present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. 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 \$110,000.00, executed by JUST ROLLING TRAVEL TRAILERS LLC, a Texas limited liability company, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JUST ROLLING TRAVEL TRAILERS LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-3 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

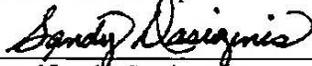
**NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.**

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-3  
2945 Townsgate Road  
Suite 110  
Westlake Village, CA 91361  
Daniel Braley  
[Dbraley@velocitycommercial.com](mailto:Dbraley@velocitycommercial.com)  
(818) 483-1819

Dated: 2/26/26

Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

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**Certificate of Posting**

I, \_\_\_\_\_ do hereby certify that I am a citizen of the United States of America, over the age of 18 years, and competent, to be a witness relating to the matters herein

I declare under penalty of perjury that on \_\_\_\_\_ I filed the Notice of Sale at the office of the \_\_\_\_\_ County Clerk and caused same to be posted at the \_\_\_\_\_ County courthouse.

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

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

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

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FILED

2026 FEB 26 AM 10:07

7954 CATTLEWOOD PASS  
ROSHARON, TX 77583

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000010723708

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: /April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, 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 08, 2023 and recorded in Document INSTRUMENT NO, 2023076872 real property records of FORT BEND County, Texas, with SCHNESE TANEL WILLIAMS AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SCHNESE TANEL WILLIAMS AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$295,537.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



7954 CATTLEWOOD PASS  
ROSHARON, TX 77583

00000010723708

JK

**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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

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

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

7954 CATTLEWOOD PASS  
ROSHARON, TX 77583

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FORT BEND



LOT 20, BLOCK 4, OF CALDWELL RANCH SECTION 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20220058, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2026 FEB 26 AM 10: 07

RECORDING REQUESTED BY:

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

WHEN RECORDED MAIL TO:

Auction.com, LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000267-24-2S

APN 2235-04-001-0260-907 |  
R527657 | 2235040010260907

TO No 260014710-TX-RW

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 16, 2023, SHANNON R RUIZ AND JACCOB R RUIZ, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TINA SORUM as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$289,656.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on February 20, 2023 as Document No. 2023014866 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 2235-04-001-0260-907 | R527657 | 2235040010260907

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 **Auction.com, LLC** 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.

TS No TX07000267-24-25

APN 2235-04-001-0260-907 |

TO No 260014710-TX-RW

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on <sup>B527857 | 2235040010260907</sup> ~~Tuesday~~, **April 7, 2026** 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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469**, or in the area designated by the 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.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

WITNESS, my hand this 23rd day of February, 2026.

  
By: Joshua Sanders on behalf of Auction.com, LLC  
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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 TX07000267-24-2S

APN 2235-04-001-0260-907 |  
R527657 | 2235040010260907

TO No 260014710-TX-RWI

**EXHIBIT A**

LOT 26, BLOCK 1, OF CALDWELL RANCH SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210222, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2026 FEB 26 AM 10:08

**NOTICE OF SUBSTITUTE 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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 7th day of April, 2026  
**Time:** 1pm or not later than three hours after that time  
**Place:** AT The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER S OFFICE in Fort Bend County, Texas.

**TERMS OF SALE:** CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** September 24, 2020  
**Grantor(s):** Sharday Arjona, Single Woman  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC d/b/a Veterans United Home Loans, its successors and assigns  
**Original Principal:** \$214,830.00  
**Recording Information:** Deed Inst.# 2020130567,  
**Current Mortgagee/Beneficiary:** Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$214,830.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

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

**PROPERTY TO BE SOLD:**

**Property County:** Fort Bend  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 4707 E Parma Dr, Rosenberg, TX 77471  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

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

File No.: 25-03334TX

✓

**Mortgage Servicer:** Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd Coppell, TX 75019

**SUBSTITUTE TRUSTEE(S):** McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

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

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

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

/s/ Maisyn Oliver  
Maisyn Oliver - Bar #: 24130719  
Attorney for Mortgage Research Center, LLC d/b/a Veterans United  
Home Loans, a Missouri Limited Liability Company  
Maisyn.Oliver@mccalla.com  
1320 Greenway Drive, Suite 780  
Irving, TX 75038  
(469) 942-7141 Office  
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

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

**Certificate of Posting**

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

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

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EXHIBIT "A"

LOT THIRTY (30), BLOCK ONE (1), AMENDING PLAT OF VILLAGES OF TOWN CENTER, SECTION FOUR (4), A  
SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE  
1756 A/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 7/7/1998	<b>Grantor(s)/Mortgagor(s):</b> PATRICIA ANN YOUNG, AN UNMARRIED PERSON
<b>Original Beneficiary/Mortgagee:</b> HS MORTGAGE ACCEPTANCE CORPORATION	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 9853845	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT TWENTY-ONE (21), IN BLOCK ONE (1) OF QUAIL VALLEY SUBDIVISION, GLENN LAKES SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1023/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Olan, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 2/24/2026

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

Dated: 2/26/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

SPRING  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 FEB 26 AM 10:08

FILED

MH File Number: TX-25-109346-POS  
Loan Type: Conventional Residential

STB

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/15/2019	<b>Grantor(s)/Mortgagor(s):</b> LAURA THOMAS, A SINGLE WOMAN
<b>Original Beneficiary/Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION	<b>Current Beneficiary/Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2019123469	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 2800 Tamarack Road, Owensboro, KY 42301
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 15, BLOCK 1, THE TOWNHOMES AT BRAZOS TOWN CENTER, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150106, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 2/25/2026

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for U.S. Bank National Association

Dated: 2/26/2026

**SANDY DASIGENIS**

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

THUY FRAZIER  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 FEB 26 AM 10:09

FILED

MH File Number: TX-26-127108-POS  
Loan Type: Conventional Residential

91

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/27/2021	<b>Grantor(s)/Mortgagor(s):</b> CHRISTOPHER DOTSON JOINED HERE IN PRO FORMA BY HIS SPOUSE SHANNON BAYLOR
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2021092001	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, VA 23452
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 19, BLOCK 4, GLENDALE LAKES SECTION 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200151 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Olan, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 2/25/2026

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

Dated: 2/26/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

2026 FEB 26 AM 10:09  
Thuy Frazier  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

FILED

MH File Number: TX-26-127156-POS  
Loan Type: Conventional Residential

FILED 92

2026 FEB 26 AM 10:10

26-391023

Notice of Substitute Trustee's Sale

Jana Richard SA  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

<b>Deed of Trust Date:</b> December 15, 2005	<b>Original Mortgagor/Grantor:</b> SIDDIQ ALI and ROSMIN ALI
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUNTRUST MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2005155435	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Select Portfolio Servicing, Inc.	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

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

**Secures:** Note in the original principal amount of \$281,360.00, executed by SIDDIQ ALI and payable to the order of Lender.

**Property Address/Mailing Address:** 2299 LONE STAR, SUGAR LAND, TX 77479

**Legal Description of Property to be Sold:** THE FOLLOWING DESCRIBED CONDOMINIUM UNIT AND LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF CITYPLAZA AT TOWN SQUARE, A CONDOMINIUM PROJECT IN FORT BEND COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED UNDER CLERK'S FILE NO. 2005010301 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. CONDOMINIUM UNIT NUMBER 438, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF;

<b>Date of Sale:</b> April 07, 2026	<b>Earliest time Sale will begin:</b> 1pm
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**Place of sale of Property:** At the Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

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

### NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT SIXTY-SEVEN (67) BLOCK ONE (1) OF CINCO RANCH WEST, SEC. 8, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO.(S). 2233/B AND 2234/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/30/2003 and recorded in Document 2003145492 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: 04/07/2026

Time: 01:00 PM

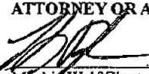
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners 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 PAMELA L. STEWART, 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. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL4 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL4 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

#### Certificate of Posting

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

FILED  
2026 FEB 26 AM 10:11  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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### NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT THIRTEEN (13), IN BLOCK TWO (2), OF SIENNA SECTION 44, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20220130 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/27/2023 and recorded in Document 2023104762 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: 04/07/2026

Time: 01:00 PM

Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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 DORETHA MCLAUGHLIN, provides that it secures the payment of the indebtedness in the original principal amount of \$392,540.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Secretary of Veterans Affairs, an officer of the United States 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 The Secretary of Veterans Affairs, an officer of the United States c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

#### Certificate of Posting

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

2026 FEB 26 AM 10:11  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
*Spencer Richard*

FILED

95  
FILED

TS No.: 2025-01269-TX  
19-000712-673

2026 FEB 26 AM 10:11

Notice of [Substitute] Trustee Sale

*Jana 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.

1. Date, Time and Place of Sale.

Date: 04/07/2026

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 GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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: 17735 BARTON POINT LN, RICHMOND, TX 77469

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/31/2005 and recorded 02/15/2005 in Document 2005018105, real property records of Fort Bend County, Texas, with **Leighton Allen a/k/a Leighton E. Allen, an unmarried man** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, Deutsche Bank National Trust Company, as Indenture Trustee for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes Series 2005-W1 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 **Leighton Allen a/k/a Leighton E. Allen, an unmarried man**, securing the payment of the indebtedness in the original principal amount of \$127,955.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Indenture Trustee for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes Series 2005-W1** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2025-01269-TX  
19-000712-673

### Notice of [Substitute] Trustee Sale

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

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

**Lot 27, Block 1, MISSION OAKS SECTION ONE, according to the map or plat thereof recorded as Plat File No. 20040021, 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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TS No.: 2025-01269-TX  
19-000712-673

### Notice of [Substitute] Trustee Sale

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

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

Date: 02/25/2026



\_\_\_\_\_  
Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

Certificate of Posting

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

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FILED

TS No.: 2026-00225-TX  
18-001590-673

2026 FEB 26 AM 10:11

Notice of [Substitute] Trustee Sale

*Jana 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.

1. Date, Time and Place of Sale.

Date: 04/07/2026

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 GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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:** 7811 San Lucas Drive, Houston, TX 77083

**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 03/06/2006 and recorded 03/13/2006 in Document 2006028585, real property records of Fort Bend County, Texas, with **Juan Herrera, a Single Man & Pilar Rivera, a Single Man** grantor(s) and MILA, INC., D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, INC. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Juan Herrera, a Single Man & Pilar Rivera, a Single Man**, securing the payment of the indebtedness in the original principal amount of \$124,640.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2026-00225-TX  
18-001590-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT FOURTEEN (14), IN BLOCK FIVE (5), OF REPLAT OF MISSION GREEN NORTH, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 792/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

TS No.: 2026-00225-TX  
18-001590-673

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## Notice of [Substitute] Trustee Sale

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

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

Date: 02/24/2026



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

### Certificate of Posting

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

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FILED

2026 FEB 26 PH 12: 01

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

T.S. #: 2025-19567-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:** ✓ 4/7/2026  
**Time:** The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.  
**Place:** Fort Bend County Courthouse, Texas, at the following location: THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
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 15, BLOCK 1, FINAL PLAT WILLIAMS RANCH SECTION 6, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20170241 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 22639 STRATHMORE DRIVE RICHMOND, TX 77469

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 4/16/2021 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 2021061791, in Book - and Page - of the Real Property Records of Fort Bend County, Texas.

**Grantor(s):** JOHNNY EDWARD HAMILTON, II AND TRINA SPURLOCK, HUSBAND AND WIFE  
**Original Trustee:** Allan B Polunsky  
**Substitute Trustee:** Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for KBHS HOME LOANS, LLC, its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

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T.S. #: 2025-19567-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.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/re-faqs#D\\_5](https://www.fincen.gov/re-faqs#D_5).

**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 \$241,187.00, executed by JOHNNY EDWARD HAMILTON, II AND TRINA SPURLOCK, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for KBHS HOME LOANS, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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T.S. #: 2025-19567-TX

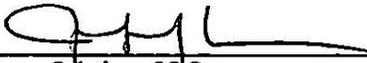
Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

**Freedom Mortgage Corporation**  
**11988 EXIT 5 PKWY BLDG 4**  
**FISHERS IN 46037-7939**  
**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.

Dated: 02/26/2026

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC



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

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

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

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

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FILED

2026 FEB 27 PM 4:38

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**Notice of Substitute Trustee Sale**

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

T.S. #: 24-12209

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: **4/7/2026**
- 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:

**Being Lot 12, Block 3, of Jordan Ranch, Sec 21, an addition to the City of Fulshear, Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20200144, of the Plat Records, Fort Bend County, Texas.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 4/27/2022 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2022060417, recorded on 5/2/2022, in Book --, Page --, of the Real Property Records of Fort Bend County, Texas.  
Property Address: 2219 WINDMILL PALM DRIVE BROOKSHIRE, TX 77423

Trustor(s):	<b>TOSIN Y. OYENOLA</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC., ITS SUCCESSORS AND ASSIGNS</b>
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Current Beneficiary:	<b>U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust</b>	Loan Servicer:	<b>SN Servicing Corporation</b>
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Current Substituted Trustees:	<b>Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC</b>
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 24-12209

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

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by TOSIN Y. OYENOLA, 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 \$502,750.15, executed by TOSIN Y. OYENOLA, A SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of TOSIN Y. OYENOLA, A SINGLE WOMAN to TOSIN Y. OYENOLA. U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V 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 and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

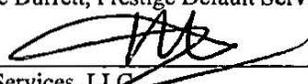
Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust**  
c/o SN Servicing Corporation  
323 5th Street  
Eureka, CA 95501  
800-603-0836

9/8

T.S. #: 24-12209

Dated: 2/26/26

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



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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (949) 776-4697  
Website: <https://prestigepostandpub.com>

**AFTER RECORDING, PLEASE RETURN TO:**

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

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

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

#### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 06, 2020 and recorded under Clerk's File No. 2020160718, in the real property records of FORT BEND County Texas, with Jeffery Givan and Denise Bradford, as tenants by the entireties 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 Jeffery Givan and Denise Bradford, as tenants by the entireties securing payment of the indebtedness in the original principal amount of \$510,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jeffery Givan. TH MSR Holdings 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. RoundPoint Mortgage Servicing LLC is acting as the Mortgage Servicer for the Mortgagee. RoundPoint Mortgage Servicing LLC, is representing the Mortgagee, whose address is: 446 Wrenplace Road, Fort Mill, SC 29715.

#### Legal Description:

**LOT TWO (2), IN BLOCK FOUR (4) OF ALIANA, SECTION TEN (10), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED ON PLAT NO. 20070273, OF THE PLAT RECORDS FORT BEND COUNTY, TEXAS.**

#### SALE INFORMATION

**Date of Sale: 04/07/2026**

**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 Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469,

#### TERMS OF SALE

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

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



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

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**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, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

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

Executed on March 3, 2026.

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

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

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

C&M.No. 44-26-00445

*Nicole M. Bartee*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS SMH

2026 MAR -5 AM 10:40

FILED

FILED

2026 MAR -5 AM 10:42

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

00000010743870

1726 LAKE CHARLOTTE LN  
RICHMOND, TX 77406

**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: */* April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 04, 2022 and recorded in Document INSTRUMENT NO. 2022126697 real property records of FORT BEND County, Texas, with JEOFREY CRUICKSHANK AND ANGELA FOYLE CRUICKSHANK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JEOFREY CRUICKSHANK AND ANGELA FOYLE CRUICKSHANK, securing the payment of the indebtednesses in the original principal amount of \$605,600.00, 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 ILLINOIS GENERAL INVESTMENT 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034



NTSS00000010743870

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1726 LAKE CHARLOTTE LN  
RICHMOND, TX 77406

00000010743870

**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

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

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

100

1726 LAKE CHARLOTTE LN  
RICHMOND, TX 77406

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FORT BEND



LOT 6, BLOCK 1, OF WATERSIDE ESTATES, SECTION 8, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 2356/A, OF THE MAP AND/OR PLAT RECORDS, OF FORT BEND COUNTY, TEXAS.

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

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

**DEED OF TRUST INFORMATION:**

Date: 02/28/2001  
Grantor(s): CLAUDIE JACOBS AND HUSBAND, JAMES JACOBS  
Original Mortgagee: AAMES FUNDING CORP. DBA AAMES HOME LOAN  
Original Principal: \$60,000.00  
Recording Information: Instrument 2001019581  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 1610 ASHMORE DR, MISSOURI CITY, TX 77489-2114

2026 MAR -5 AM 10:42  
**FILED**  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
SMK

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY FKA BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE AAMES MORTGAGE TRUST, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2001-1  
Mortgage Servicer: Bank of America, N.A.  
Current Beneficiary: DEUTSCHE BANK NATIONAL TRUST COMPANY FKA BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE AAMES MORTGAGE TRUST, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2001-1  
Mortgage Servicer Address: 7105 Corporate Dr., Plano, TX 75024

**SALE INFORMATION:**

Date of Sale: Tuesday, the 7th day of April, 2026  
Time of Sale: 1:00PM or within three hours thereafter.  
Place of Sale: At the Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Fort Bend County, Texas, Or, 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 Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams, 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. Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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

**Substitute Trustee(s):** Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, or Jacqueline Williams, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

**Certificate of Posting**

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

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

**Exhibit "A"**

LOT 3, BLOCK 5 OF HUNTERS GLEN, SEC. 1, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 5 PLAT RECORDS FORT BEND COUNTY, TEXAS

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

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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:** 08/19/2019  
**Grantor(s):** ERNEST RENDON, UNMARRIED MAN  
**Original Mortgage:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$152,192.00  
**Recording Information:** Instrument 2019093647  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 7114 TIMBER MOSS LN, RICHMOND, TX 77469

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2026  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** At the Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Fort Bend County, Texas, Or, 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, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, 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, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED  
2026 MAR -5 AM 10:43  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
SMAH  
*Diana Richard*

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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, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

**Certificate of Posting**

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

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

**Exhibit "A"**

LOT TWO (2), IN BLOCK TWO (2) OF SUNRISE MEADOW, SECTION ONE (1), AMENDING PLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060004 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 03/28/2013  
**Grantor(s):** ANJENEYA VIJAY CHERUVU AND SUPRIYA R SRIPADA, HUSBAND AND WIFE  
**Original Mortgagee:** JPMORGAN CHASE BANK, N.A.  
**Original Principal:** \$351,000.00  
**Recording Information:** Instrument 2013037882  
**Property County:** Fort Bend  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 65 HARBOR VIEW DR, SUGAR LAND, TX 77479-5856

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** SELENE FINANCE, LP  
**Mortgage Servicer:** Selene Finance, LP  
**Current Beneficiary:** SELENE FINANCE, LP  
**Mortgage Servicer Address:** 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2026  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** At the Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Fort Bend County, Texas, Or, 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 Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, 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. Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

2026 MAR -5 AM 10:43  
**FILED**  
Sandra Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
S.M.H.

103

**Certificate of Posting**

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

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

**Exhibit "A"**

LOT 22, IN BLOCK 1, OF POINT ROYALE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S) 1189/A & 1189/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 MAR -5 AM 10:44

**FORT BEND County**

**Deed of Trust Dated:** March 16, 2016

**Amount:** \$117,700.00

**Grantor(s):** GRAHAM TRUMAN WHITLEY

**Original Mortgagee:** HOUSTON FEDERAL CREDIT UNION

**Current Mortgagee:** HOUSTON FEDERAL CREDIT UNION

**Mortgagee Address:** HOUSTON FEDERAL CREDIT UNION, 16320 Kensington Drive, Sugar Land, TX 77479-4097

**Recording Information:** Document No. 2016028453

**Legal Description:** LOT ELEVEN (11), IN BLOCK FOUR (4), OF WILLIAMS GRANT, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 11 OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on November 10, 2025 under Cause No. 25-DCV-334807 in the Judicial District Court of FORT BEND County, Texas

**Date of Sale:** April 7, 2026 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.

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, AMAR SOOD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, GAIL BELL, AND JACQUILINE WILLIAMS, JOSHUA SANDERS, CARY CORENBLUM, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM LLC, XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC 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 Abso Garcia*

Anthony Abso Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-000600

*Sandy Dasigenis*

Printed Name: SANDY DASIGENIS

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

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FILED

2026 MAR -5 AM 10:44

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County  
 Deed of Trust Dated: August 5, 2015  
 Amount: \$87,920.00  
 Grantor(s): THOMAS JEFFERSON JAMMER JR  
 Original Mortgagee: HOUSTON POLICE FEDERAL CREDIT UNION  
 Current Mortgagee: HOUSTON POLICE CREDIT UNION  
 Mortgagee Address: HOUSTON POLICE CREDIT UNION, 1600 MEMORIAL DRIVE, HOUSTON, TX 77007  
 Recording Information: Document No. 2015090738  
 Legal Description: LOT THIRTY-FOUR (34), PLUS THE EAST FIVE FEET (E.5') OF LOT THIRTY FIVE (35), IN BLOCK SIXTEEN (16), OF BRIARGATE SUBDIVISION SECTION SIX (6), ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 18, PAGE 6, PLAT RECORDS, FORT BEND COUNTY, TEXAS (BEING MORE COMMONLY KNOWN AS 6914 ROCKERGATE DR. MISSOURI CITY, TEXAS 77489).

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

WHEREAS THOMAS JEFFERSON JAMMER JR is deceased.  
 Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on February 26, 2026 under Cause No. 25-DCV-337569 in the Judicial District Court of FORT BEND County, Texas  
 Date of Sale: April 7, 2026 between the hours of 1:00 PM and 4:00 PM.  
 Earliest Time Sale Will Begin: 1:00 PM  
 Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FORT BEND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, AMAR SOOD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, GAIL BELL, AND JACQUILINE WILLIAMS, JOSHUA SANDERS, CARY CORENBLUM, AMY BEAULIEU, AMY OIAN, DANIEL HART, AUCTION.COM LLC, XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

*Anthony Adam Garcia*  
 Anthony Adam Garcia, ATTORNEY AT LAW  
 HUGHES, WATERS & ASKANASE, L.L.P.  
 1201 Louisiana, SUITE 2800  
 Houston, Texas 77002  
 Reference: 2025-001876

*Sandy Dasigenis*  
 Printed Name: SANDY DASIGENIS  
 c/o Tejas Trustee Services  
 14800 Landmark Blvd, Suite 850  
 Addison, TX 75254

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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.**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 7th day of April, 2026  
**Time:** 1:00 PM or not later than three hours after that time  
**Place:** AT The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER S OFFICE in Fort Bend County, Texas.

**TERMS OF SALE:** CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** February 1, 2022  
**Grantor(s):** Lydia Newman, An unmarried Woman  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, its successors and assigns  
**Original Principal:** \$187,780.00  
**Recording Information:** Deed Inst.# 2022018760,  
**Current Mortgagee/Beneficiary:** Rocket Mortgage, LLC S/B/M Nationstar Mortgage LLC.  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$187,780.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

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

**PROPERTY TO BE SOLD:**

**Property County:** Fort Bend  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 1411 Green Moss Ct, Missouri City, TX 77489  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

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

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/13/2003	<b>Grantor(s)/Mortgagor(s):</b> JOE B. MILES JR., AND LESLIE C. MILES, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO HOME MORTGAGE, INC.	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2003082359	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 13, IN BLOCK 7, OF HERITAGE COLONY, SECTION SIX (6), AT FIRST COLONY, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1805/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 3/3/2026

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

Dated: 3/5/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

SMK  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 MAR -5 AM 10:46

FILED

**MH File Number:** TX-26-127410-POS  
**Loan Type:** Conventional Residential

108  
FILED

2026 MAR -5 AM 10:48

**NOTICE OF FORECLOSURE SALE**

*Laura Richard*

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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: THE EAST SIXTY FEET (E. 60') OF LOT FIVE (5) AND THE WEST FIVE FEET (W.5') OF LOT FOUR (4) IN BLOCK ONE (1) OF BRIARGATE SECTION TWO (2) AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 3, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

COMMENCING AT A 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF LOT THREE (3), BLOCK ONE (1) OF THE SAID BRIARGATE SECTION TWO (2) BEING ALSO THE NORTHWEST CORNER OF LOT TWO (2) IN BLOCK ONE (1) OF BRIARGATE SECTION ONE (1) (A PLAT OF WHICH IS RECORDED IN VOLUME 6, PAGE 15 OF THE MAP RECORDS FOR FORT BEND COUNTY, TEXAS)

THENCE NORTH 89 DEGREES 45 MINUTES 54 SECONDS WEST, 121.00 FEET ALONG THE NORTHERLY LINE OF LOTS THREE (3) AND FOUR (4) OF THE SAID BLOCK ONE (1) TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 14 MINUTES 06 SECONDS WEST, 135.84 FEET ACROSS THE SAID LOT FOUR (4) TO A POINT IN THE NORTHERLY BOUNDARY LINE OF THE BAHIA LANE 60 FOOT RIGHT OF WAY FOR THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE IN A WESTERLY DIRECTION 67.42 FEET ALONG THE SAID NORTHERLY BOUNDARY LINE OF THE BAHIA LANE 60 FOOT RIGHT - OF - WAY FOLLOWING THE ARC OF A HORIZONTAL CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET SUBTENDING A CENTRAL ANGLE OF 07 DEGREES 43 MINUTES 34 SECONDS AND HAVING A LONG CHORD OF 67.37 FEET WHICH BEARS SOUTH 74 DEGREES 59 MINUTES 03 SECONDS WEST, TO A POINT FOR SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE NORTH 00 DEGREES 14 MINUTES 06 SECONDS EAST 153.57 FEET ACROSS THE SAID LOT FIVE (5) TO A POINT FOR THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE SOUTH 89 DEGREES 45 MINUTES 54 SECONDS EAST 65.00 FEET TO THE POINT OF BEGINNING CONTAINING 9304 SQUARE FEET OF LAND

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/30/2005 and recorded in Document 2005110793 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: 04/07/2026

Time: 01:00 PM

Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, (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 LEAL LINDSEY, provides that it secures the payment of the indebtedness in the original principal amount of \$81,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST, 2006-AM1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST, 2006-AM1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM1 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST, 2006-AM1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM1 obtained a Order from the US District Court, Southern District on 08/27/2025 under Cause No. 4:22-CV-3499. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



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

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

Certificate of Posting

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

*Spencer Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
SMH

2026 MAR -5 AM 10:48

FILED

109  
FILED

2026 MAR -5 PM 12:26

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-15853-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: ✓ 4/7/2026  
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.  
Place: Fort Bend County Courthouse, Texas, at the following location: THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
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 45, BLOCK 8, RIDGEMONT, SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 2, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 4810 RAVEN RIDGE DR HOUSTON, TX 77053

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 6/23/2023 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 6/26/2023 under County Clerk's File No 2023059262, in Book – and Page – of the Real Property Records of Fort Bend County, Texas.

Grantor(s): VICTOR O VARGAS SANTIAGO and STEPHANIE RODRIGUEZ ARIZMENDI, HUSBAND AND WIFE  
Original Trustee: Shawn P. Black  
Substitute Trustee: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Southwest Funding, LP., 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. #: 2025-15853-TX

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

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

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

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

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

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5).

**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 \$198,341.00, executed by VICTOR O VARGAS SANTIAGO and STEPHANIE RODRIGUEZ ARIZMENDI, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Southwest Funding, LP., 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**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
Phone: (855) 690-5900

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T.S. #: 2025-15853-TX

**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.

Dated: 03/05/2026

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC



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

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

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

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

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 6, 2019, SANNAH MUHAMMAD, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to GREGORY S. GRAHAM, ESQ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PROVIDENT FUNDING ASSOCIATES, L.P. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2019047175 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, APRIL 7, 2026** 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 13, BLOCK 2, OF WATERSIDE ESTATES, SECTION 5, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2069/A, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

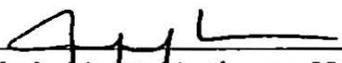
Property Address: 4114 FISHER LAKE DRIVE, RICHMOND, TX 77406  
Mortgage Servicer: SERVICEMAC  
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC  
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

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 10th day of March, 2026.

  
Authorized Agent of Auction.com, LLC as  
Substitute Trustee, Resolve Trustee Services,  
LLC, Marinosci Law Group, PC

Substitute Trustee Address:

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

**FILED**  
2026 MAR 10 PM 2:13  
  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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**FILED**

2026 MAR 10 PM 3: 56

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

**Notice of Foreclosure Sale**

March 7, 2026

Texas Home Equity Security Instrument ("Deed of Trust"):

Dated: August 25, 2022

Grantor: Ettina M. Nunnally

Trustee: H. Brad Parker, P.C.

Lender: BRAZOS VALLEY SCHOOLS CREDIT UNION

Recorded in: Clerk's File #2022115922 of the real property records of Fort Bend County, Texas

Legal Description: See Exhibit A attached hereto.

Secures: Texas Home Equity Note ("Note") in the original principal amount of \$258,000.00, executed by Ettina M. Nunnally ("Borrower") and payable to the order of Lender

Trustee: H. Brad Parker, P.C.

Trustee's Address: 700 Louisiana Street, Suite 3950, Houston, TX, 77002-2859

Foreclosure Sale:

Date: Tuesday, April 7, 2026

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

Place: Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that BRAZOS VALLEY SCHOOLS CREDIT UNION's bid may be by

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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, BRAZOS VALLEY SCHOOLS CREDIT UNION, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of BRAZOS VALLEY SCHOOLS CREDIT UNION's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with BRAZOS VALLEY SCHOOLS CREDIT UNION'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If BRAZOS VALLEY SCHOOLS CREDIT UNION 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 BRAZOS VALLEY SCHOOLS CREDIT UNION. 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, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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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.**



---

H. Brad Parker, agent of H. Brad Parker, P.C.  
700 Louisiana Street, Suite 3950  
Houston, TX 77002-2859  
Telephone (713) 892.5588  
Telecopier (713) 892.5598

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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1763720

A tract or parcel of land containing 0.9973 acres of land, (43,441 square feet), situated in the Southeast One-Half, (1/2), of Section 44, H & T.C. Railroad Company Survey, Abstract No. 484, Fort Bend County, Texas, said 0.9973 acre tract of land being that certain called 0.997 acre tract of land as conveyed to Ettina M. Nunnally and David L. Nunnally by instrument recorded in Document CF No. 2002048695 of the Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows: (Bearing basis: Document CF No. 2002048695 of the Official Public Records of Fort Bend County, Texas).

Beginning at a calculated point on the centerline of Seiler Road, for the south corner of that certain called 12.00 acre tract of land as conveyed to James Drury and Laura Drury by instrument recorded in Document CF No. 2014048855 of the Official Public Records of Fort Bend County, Texas, same being the east corner and Point of Beginning of the herein described tract;

Thence, S 44°52'30" W, with the centerline of Seiler Road, a distance of 129.58 feet to a calculated point for the most easterly corner of that certain called 5.0020 acre tract of land as conveyed to John T. Matcek and Lynda K. Matcek by instrument recorded in Volume 744, Page 348, of the Deed Records of Fort Bend County, Texas, same being the south corner of the herein described tract;

Thence, N 45°07'30" W, with the common line of said 5.0020 acre tract, pass at a distance of 30.00 feet a calculated point on the northwesterly line of Seiler Road, for a total distance of 335.47 feet, (Call 335.00 feet), to a 1/2" iron pipe found for a corner of said 5.0020 acre tract, same being the west corner of the herein described tract;

Thence, N 45°00'00" E, (call N 44°47'38" E), with the common line of said 5.0020 acre tract, a distance of 129.52 feet to a capped iron rod found on the common line of said 12.00 acre tract, for a corner of said 5.0020 acre tract, same being the north corner of the herein described tract;

Thence, S 45°08'07" E, with the common line of said 12.00 acre tract, pass at a distance of 305.18 feet a 1/2" iron pipe found for reference on the northwesterly line of Seiler Road, for a total distance of 335.18 feet to the Point of Beginning and containing 0.9973 acres of land, (43,441 square feet), more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

25-DCV-337423

**IN RE:** **IN THE DISTRICT COURT OF**  
**ORDER FOR FORECLOSURE** §  
**CONCERNING** §  
**ETTINA M. NUNNALLY** § **FORT BEND COUNTY, TEXAS**  
  
**9404 SEILER ROAD** §  
  
**RICHMOND, TEXAS 77469** § **400TH JUDICIAL DISTRICT**

**DEFAULT ORDER TO PROCEED WITH FORECLOSURE**  
**OF A LIEN UNDER TEXAS RULE OF CIVIL PROCEDURE 736**

1. On this day, the Court considered the Motion for Default Order Granting Application for an Expedited Order Under Rule 736 filed by Petitioner, BRAZOS VALLEY SCHOOLS CREDIT UNION (the "Motion.")
2. After considering the pleadings and official records on file in this cause and the evidence, the Court is of the opinion that the Motion should be granted.
3. Petitioner's Application complies with the requirements of Tex. R. Civ. P. 736.1.
4. The name and last known address of each Respondent subject to this order is: ETTINA M. NUNNALLY, 9404 SEILER ROAD, RICHMOND, TEXAS 77469. Respondent was properly served with the citation, but did not file a response within the time required by law. The return of service for the Respondent has been on file with the Court for at least ten (10) days.
5. The property that is the subject of this foreclosure proceeding is commonly known as having the **mailing address** of 9404 Seiler Road, Richmond, Texas 77469 (the "Property,") and

having a **legal description** more particularly described in the attached Exhibit "A," incorporated herein for all purposes.

6. The lien to be foreclosed is indexed or recorded under Clerk's File Number 2022115922, in the Official Real Property Records of Fort Bend County, Texas.
7. The material facts establishing Respondent's default are alleged in Petitioner's Application and supporting Affidavit. Those facts are adopted by the Court and incorporated by reference in this Order.
8. Based on the Affidavit of Petitioner, no Respondent subject to this Order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. §501, et seq.
9. Therefore, the Court grants Petitioner's Motion for Default Order Granting Application for an Expedited Order Under Rule 736.7 and 739.8. Petitioner may proceed with foreclosure of the Property described above in accordance with applicable law and the lien sought to be foreclosed.
10. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with the Texas Rules of Civil Procedure 736.11.
11. This is Final Judgment disposing of all claims between all Parties.
12. SIGNED 2/24/2026.

  
\_\_\_\_\_  
JUDGE PRESIDING

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APPROVED FOR FORM:

/s/ H. Brad Parker  
H. Brad Parker, TBN 15487100  
H. Brad Parker, P.C.  
700 Louisiana Street, Suite 3950  
Houston, TX 77002-2859  
Telephone: (832) 390.2690  
Alt. Telephone: (713) 892.5588  
bparker@parkerlawpc.com  
Attorney for BRAZOS VALLEY SCHOOLS CREDIT UNION

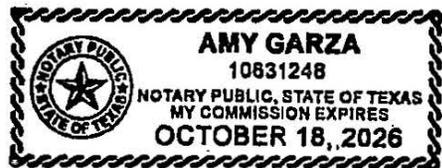
  
\_\_\_\_\_  
H. BRAD PARKER

STATE OF TEXAS

COUNTY OF FORT BEND

SWORN TO AND SUBSCRIBED before me on February 8, 2026 by H. Brad Parker,  
Attorney for BRAZOS VALLEY SCHOOLS CREDIT UNION.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Texas



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1763720

A tract or parcel of land containing 0.9973 acres of land, (43,441 square feet), situated in the Southeast One-Half, (1/2), of Section 44, H & T.C. Railroad Company Survey, Abstract No. 484, Fort Bend County, Texas, said 0.9973 acre tract of land being that certain called 0.997 acre tract of land as conveyed to Ettina M. Nunnally and David L. Nunnally by instrument recorded in Document CF No. 2002048695 of the Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows: (Bearing basis: Document CF No. 2002048695 of the Official Public Records of Fort Bend County, Texas).

Beginning at a calculated point on the centerline of Seiler Road, for the south corner of that certain called 12.00 acre tract of land as conveyed to James Drury and Laura Drury by instrument recorded in Document CF No. 2014048855 of the Official Public Records of Fort Bend County, Texas, same being the east corner and Point of Beginning of the herein described tract;

Thence, S 44°52'30" W, with the centerline of Seiler Road, a distance of 129.58 feet to a calculated point for the most easterly corner of that certain called 5.0020 acre tract of land as conveyed to John T. Matcek and Lynda K. Matcek by instrument recorded in Volume 744, Page 348, of the Deed Records of Fort Bend County, Texas, same being the south corner of the herein described tract;

Thence, N 45°07'30" W, with the common line of said 5.0020 acre tract, pass at a distance of 30.00 feet a calculated point on the northwesterly line of Seiler Road, for a total distance of 335.47 feet, (Call 335.00 feet), to a 1/2" iron pipe found for a corner of said 5.0020 acre tract, same being the west corner of the herein described tract;

Thence, N 45°00'00" E, (call N 44°47'38" E), with the common line of said 5.0020 acre tract, a distance of 129.52 feet to a capped iron rod found on the common line of said 12.00 acre tract, for a corner of said 5.0020 acre tract, same being the north corner of the herein described tract;

Thence, S 45°08'07" E, with the common line of said 12.00 acre tract, pass at a distance of 305.18 feet a 1/2" iron pipe found for reference on the northwesterly line of Seiler Road, for a total distance of 335.18 feet to the Point of Beginning and containing 0.9973 acres of land, (43,441 square feet), more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

File No.: 1763720

Page 1 of 1

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2026 MAR 12 AM 10: 22

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

*Jana Richard*  
JANA RICHARD  
FORSYTH COUNTY, TEXAS

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

**APPOINTMENT  
OF SUBSTITUTE  
TRUSTEE:**

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

**SUBSTITUTE  
TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF  
SUBSTITUTE  
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on April 07, 2026 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF  
SALE:**

The place of the sale shall be: At the Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in FORT BEND County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO  
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 09/29/2008 and recorded under Volume,



Page or Clerk's File No. INSTRUMENT NUMBER 2008105457 in the real property records of Fort Bend County Texas, with ELIZA GARCIA, A SINGLE WOMAN as Grantor(s) and UNIVERSAL LENDING CORPORATION as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by ELIZA GARCIA, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$105,769.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by ELIZA GARCIA. INTEGRITY HOME LOANS is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGEE:** INTEGRITY HOME LOANS is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. INTEGRITY HOME LOANS's address is:

INTEGRITY HOME LOANS  
c/o FCI Lender Services Inc  
8180 E. Kaiser Blvd  
Anaheim Hills, CA 92809

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT 41, BLOCK 1, OF COTTONWOOD SEC. 2, AN ADDITION TO THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DOCUMENT NO. 20050236 OF THE PLAT RECORDS, FORT BEND COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY ADDRESS:** 830 CRABAPPLE WAY, ROSENBERG, TX 77471

**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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

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

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

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

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

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

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

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Signed on the 4 day of March, 2016.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
\_\_\_\_\_  
Jack O'Boyle | SBN: 25165300  
[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

Travis H. Gray | SBN: 24044965  
[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

\_\_\_\_\_  
Chris Ferguson | SBN: 24069714  
[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on \_\_\_\_\_ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: \_\_\_\_\_

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

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

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26-000472  
1415 WINDY THICKET LN, KATY, TX 77494

**NOTICE OF FORECLOSURE SALE**

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

LOT 49, BLOCK 1, YOUNG RANCH SEC 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20160014, MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated July 31, 2019 and recorded on August 1, 2019 as Instrument Number 2019085224 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: April 07, 2026, at 1:00 PM, or not later than three hours thereafter, at The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469, 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 LUIS ALEJANDRO ZORRILLA CASALLAS secures the repayment of a Note dated July 31, 2019 in the amount of \$374,400.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing 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.

*Spina Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 MAR 12 AM 10:22

FILED

AP



4868233

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George

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

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

Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
Jake Troye, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, Gail Bell, Jacqueline Williams, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

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

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FILED

NOTICE OF FORECLOSURE SALE

2026 MAR 12 AM 10: 22

Date: March 12, 2026

SECOND LIEN DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT, AND FIXTURE FILING dated October 16, 2024 and recorded under <sup>County Clerk</sup> 2024101655 (the "Deed of Trust"): FORT BEND COUNTY, TEXAS

**Dated:** October 16, 2024  
**Grantor:** MINONITE RETAIL II LTD., a Texas limited liability company  
**Substitute Trustees:** Jeff Leva, Sandy Dasigenis, Steve Leva, David Garvin  
**Substitute Trustees' Address:** 8101 Boat Club Road, Suite 320, Fort Worth, TX 76179  
**Lender:** PNL 23, LLC, a Delaware limited liability company  
**Lender's Address:** 500 North Akard Street, Suite 2800, Dallas, Texas 75201  
**Recorded in:** The real property records of Fort Bend County, Texas as File Number 2024101655  
**Secures:** SECOND LIEN PROMISSORY NOTE and SECOND LIEN LOAN AND SECURITY AGREEMENT (collectively the "Note"), in the original principal amount of \$2,200,000.00, executed by Ahmer K. Ghauri (the "Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender  
**Property:** The real property described in the attached Exhibit A  
**Foreclosure Sale:** In the area designated by the Commissioners Court of such County, pursuant to §51.002(h) of the Texas Property Code as the place where foreclosure sales are to take place  
**Date:** Tuesday, April 7, 2026  
**Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m., and no later than three hours after commencement  
**Place:** Gus George Law Enforcement Academy at the following location: Patton Hall, with an address of 1521 Eugene Heimann Circle, Richmond, TX 77469  
**Sale Terms:** 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 liens 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 the Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code. The Property will be sold pursuant to the Texas Property Code in an AS IS WHERE IS condition.

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 and applicable law.

WITNESS MY HAND this 12th day of March, 2026.

By:   
SANDY DASIGENIS, Substitute Trustee

Exhibit A to NOTICE OF FORECLOSURE SALE

Legal Description of Property

Unrestricted Reserve "A", Block 1, of Minonite Reserves D and E, a Subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 20220125, of the Map and/or Plat Records in Fort Bend County, Texas.

ALSO KNOWN AS:

A TRACT OR PARCEL CONTAINING 2.6373 ACRES OR 114,883 SQUARE FEET OF LAND SITUATED IN THE ROBERT E. HANDY SURVEY, ABSTRACT NO. 187, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 4.6252 ACRE OUT OF A CALLED 10.076 ACRE TRACTS CONVEYED TO ALDGATE ENTERPRISE, L.L.C., DESCRIBED BY DEED FILED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2018088787; SAID 2.6373 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83)

DINATES, SOUTH CENTRAL ZONE (GRID NAD 83)

INATES, SOUTH CENTRAL ZONE (GRID NAD 83)

COMMENCING AT A 1.2 INCH IRON PIPE FOUND ON THE SOUTHEASTERLY LINE OF A CALLED 82.08 ACRE TRACT CONVEYED TO KB HOME LONE STAR, INC., AS RECORDED IN F.B.C.C.F. NO. 2018016555 FOR THE WEST CORNER OF A CALLED 1.09 ACRE TRACT OF LAND CONVEYED TO RAPHAEL GUZMAN AND WIFE, ROSA NELLIE GUZMAN AS RECORDED IN VOLUME 2641, PAGE 899 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS COMMON WITH THE NORTH CORNER OF SAID CALLED 4.6252 ACRE TRACT AND A 10.076 ACRE TRACT;

THENCE, SOUTH 22 DEGREES 24 MINUTES 45 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID CALLED 82.08 ACRE TRACT COMMON WITH THE NORTHWESTERLY LINE OF SAID CALLED 4.6252 ACRE AND 10.076 ACRE TRACTS, A DISTANCE OF 287.11 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'ADVANCE SURVEYING' SET FOR THE WEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

LONG THE SOUTHEASTERLY LINE OF SAID CALLED 82.08 ACRE TRACT COMMON WITH THE NORTHWESTERLY LINE OF SAID CALLED 4.6252 ACRE AND 10.076 ACRE TRACTS, A DISTANCE OF 287.11 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED 'ADVANCE SURVEYING' SET FOR THE WEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 67 DEGREES 46 MINUTES 01 SECONDS EAST, THROUGH AND ACROSS SAID CALLED 4.6252 ACRE AND 10.076 ACRE TRACTS, AT 271.50 PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET ALONG IN THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF MINONITE DRIVE (STATE FARM HIGHWAY 2977) (BASED ON A WIDTH OF 100 FEET AS SHOWN ON THE PLAT RECORDED UNDER PLAT NO. 20180213 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS) AND CONTINUING IN ALL A TOTAL DISTANCE OF 301.50 FEET TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF MINONITE DRIVE (STATE FARM HIGHWAY 2977) (BASED ON A WIDTH OF 100 FEET AS SHOWN ON THE PLAT RECORDED UNDER PLAT NO. 20180213 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS) AND CONTINUING IN ALL A TOTAL DISTANCE OF 301.50 FEET TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 22 DEGREES 24 MINUTES 45 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID CALLED 4.6252 ACRE AND 10.076 ACRE TRACTS, A DISTANCE OF 381.10 FEET TO A POINT FOR THE COMMON SOUTH CORNER OF SAID CALLED 4.6252 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 67 DEGREES 41 MINUTES 35 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID CALLED 4.6252 ACRE TRACT THROUGH AND ACROSS SAID CALLED 10.076 ACRE TRACT, AT 30.00 FEET PASSING A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET IN THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF MINONITE DRIVE (STATE FARM HIGHWAY 2977) FOR THE EAST CORNER OF UNRESTRICTED RESERVE A, BLOCK 1 OF MINONITE RESERVE C RECORDED UNDER DOCUMENT NO. 2019124417, OF FORT BEND COUNTY OFFICIAL PUBLIC RECORDS, TEXAS, AND CONTINUING IN ALL A TOTAL DISTANCE OF 301.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET IN THE SOUTHEASTERLY LINE OF SAID CALLED 82.68 ACRE TRACT COMMON WITH THE NORTHWESTERLY LINE OF SAID CALLED 10.076 ACRE TRACT FOR THE NORTH CORNER OF SAID UNRESTRICTED RESERVE "A" OF MINONITE RESERVE C, SAME BEING THE COMMON WEST CORNER OF SAID CALLED 4.6252 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

CONTINUING IN ALL A TOTAL DISTANCE OF 301.50 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "ADVANCE SURVEYING" SET IN THE SOUTHEASTERLY LINE OF SAID CALLED 82.08 ACRE TRACT COMMON WITH THE NORTHWESTERLY LINE OF SAID CALLED 10.076 ACRE TRACT FOR THE NORTH CORNER OF SAID UNRESTRICTED RESERVE "A" OF MINONITE RESERVE C, SAME BEING THE COMMON WEST CORNER OF SAID CALLED 4.6252 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

NORTH CORNER OF SAID UNRESTRICTED RESERVE "A" OF MINONITE RESERVE C, SAME BEING THE COMMON WEST CORNER OF SAID CALLED 4.6252 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 22 DEGREES 24 MINUTES 45 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID CALLED 82.08 ACRE TRACT COMMON WITH THE NORTHWESTERLY LINE OF SAID CALLED 4.6252 ACRE AND 10.076 ACRE TRACTS, A DISTANCE OF 380.98 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 2.6373 ACRES OR 114,383 SQUARE FEET OF LAND.

FILED

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 MAR 12 AM 10:23

Fort Bend County

Deed of Trust Dated: February 19, 2025  
Original Principal Amount of Note: \$241,258.50  
Grantor: Quoc D. Nguyen  
Original and Current Mortgagee: Brianna Nguyen  
Mortgagee Address: 12702 Kingsride Lane, Houston, Texas 77024

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Recording Information: Instrument No. 2025017201, in the Official Public Records of Fort Bend County, Texas.

Legal Description: Lot 4, Block 3 of Plantation Creek, Section 1, a Subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1060/A and 1060/B of the Map and/or Plat Records of Fort Bend County, Texas (commonly known as 2515 Blue Rose Drive, Missouri City, Texas 77459)

Date of Sale: April 7, 2026 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.

Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood and/or Patricia Poston have been appointed as Substitute Trustee(s) (individually and collectively, the "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(S) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

*Aaron J. Espinoza*  
Aaron J. Espinoza  
Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., 28th Floor  
Houston, Texas 77002  
Reference: 2026-03437

*Sandy Dasigenis*  
SANDY DASIGENIS  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

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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.**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 7th day of April, 2026  
**Time:** 1:00PM or not later than three hours after that time  
**Place:** AT The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER S OFFICE in Fort Bend County, Texas.

**TERMS OF SALE:** CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** December 29, 2005  
**Grantor(s):** Julia Ward, joined herein pro forma by her husband, Ernest Ward  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for RESMAE MORTGAGE CORPORATION, its successors and assigns  
**Original Principal:** \$125,061.00  
**Recording Information:** Deed Inst.# 2006009646,  
**Current Mortgagee/Beneficiary:** U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM1  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$125,061.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

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

**PROPERTY TO BE SOLD:**

**Property County:** Fort Bend  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 16306 Sitella Court, Sugar Land, TX 77498  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

File No.: 26-03593TX

FILED  
026 MAR 12 AM 10:25  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

**Mortgage Servicer:** Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd Coppell, TX 75019

**SUBSTITUTE TRUSTEE(S):** McCalla Raymer Leibert Pierce, LLP, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC

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

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

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

/s/ Maisyn Oliver  
Maisyn Oliver - Bar #: 24130719  
Attorney for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM1  
Maisyn.Oliver@mccalla.com  
1320 Greenway Drive, Suite 780  
Irving, TX 75038  
(469) 942-7141 Office  
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

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

**Certificate of Posting**

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

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

M

EXHIBIT "A"

LOT SEVENTY-SIX (76), IN BLOCK ONE (1), OF OAK LAKE COURT, AN ADDITION IN FORT BEND COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040212, OF THE MAP/PLAT RECORDS OF  
FORT BEND COUNTY, TEXAS.

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/25/2021	<b>Grantor(s)/Mortgagor(s):</b> JUSTIN TERRELL MAYS, AN UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2021030891	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, VA 23452
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 14, BLOCK 2, OF SUNSET CROSSING SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200191 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Oian, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patten, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 3/10/2026

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

Dated: 3/12/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-109131-POS  
Loan Type: USDA Farm Loan

2026 MAR 12 AM 10:25  
FILED  
Sandra Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
AP

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 1/18/2023	<b>Grantor(s)/Mortgagor(s):</b> NI-TEX HOLDINGS INC., A TEXAS CORPORATION
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR OCMBC, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> MCLP Asset Company, Inc.
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2023006081	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT THIRTY-EIGHT (38), IN BLOCK TWO (2), OF AMENDED PLAT 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 PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Matthew Hansen, Evan Press, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Jami Grady, Amy Beaulieu, Amy Olan, Daniel Hart, Auction.com LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 3/10/2026

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 3/12/2026

**SANDY DASIGENIS**

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

Spina Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 MAR 12 AM 10:25

FILED

MH File Number: TX-25-125171-POS  
Loan Type: Business Purpose Loan

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 7/30/2024	<b>Grantor(s)/Mortgagor(s):</b> NI-TEX HOLDINGS INC, A TEXAS CORPORATION
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR OCMBC, INC. A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Ibis Holdings A Trust
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2024073438	<b>Property County:</b> FORT BEND
<b>Mortgage Servicer:</b> NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
<b>Date of Sale:</b> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> Fort Bend County Gus George Academy- Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 40, IN BLOCK 2, OF AMENDED PLAT OF MISSION GLEN, SECTION THREE, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 678/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 3/9/2026

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 3/12/2026

SANDY DASIGENIS

Printed Name:

Substitute Trustee  
c/o ServiceLink Auction  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

2026 MAR 12 AM 10:25  
FILED  
Fort Bend County Clerk  
Texas  
Thuy Frazier

MH File Number: TX-26-126086-POS  
Loan Type: Business Purpose Loan

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

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

**DEED OF TRUST INFORMATION:**

Date: December 28, 2001

Grantor(s): Victor S. Parraga joined herein by his/her spouse Judith Parraga, pro forma

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Loan Partners Mortgage, Ltd., its successors and assigns

Original Principal: \$142,300.00

Recording Information: 2002001020

Property County: Fort Bend

Property: Lot Thirty-Six (36), in Block One (1) of Park at Mission Glen, Section One (1), Amending Plat NO.1, An Addition in Fort Bend County, Texas, According to the Map or Plat Thereof Recorded in Slide NO. 2164/B, 2165/A & B, of the Map/Plat Records of Fort Bend County, Texas.

Property Address: 8234 Aliso Canyon Lane  
Houston, TX 77083

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE OF THE FREDDIEMAC SLST 2023-1 PARTICIPATION INTEREST TRUST

Mortgage Servicer: Selene Finance LP

Mortgage Servicer Address: 3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019

**SALE INFORMATION:**

Date of Sale: April 7, 2026

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

Place of Sale: The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Substitute Trustee: Tejas Corporate Services, LLC, and Padgett Law Group, any to act

Substitute Trustee Address: 546 Silicon Dr., Suite 103  
Southlake, TX 76092

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
4. 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.
5. 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.
6. 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.

*Plgms*

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

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

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

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

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

*Paige Jones*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
2026 MAR 12 AM 10:25  
FILED  
*AP*

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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: **March 19, 2002**

Grantor(s): **Jose Zepeda, a married person and Gladis Melendez, signing pro forma to perfect lien only**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender**

Original Principal: **\$73,620.00**

Recording Information: **2002085522**

Property County: **FORT BEND**

Property: **The East 35 feet of Lot Five (5) and the West 20 feet of Lot 6, in Block Seven (7), of Mission Bend South, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 22, Page 8 of the Plat Records of Fort Bend County, Texas.**

Property Address: **16227 La Terra Drive  
Houston, TX 77083**

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust**

Mortgage Servicer: **Selene Finance LP**

Mortgage Servicer Address: **3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019**

**SALE INFORMATION:**

Date of Sale: **/ April 7, 2026**

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

Place of Sale: **The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: **Tejas Corporate Services, LLC, and Padgett Law Group, any to act**

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Substitute Trustee    **546 Silicon Dr., Suite 103**  
Address:                **Southlake, TX 76092**  
**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

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

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

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*Plmas*

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

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

\_\_\_\_\_

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

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

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

*Paige Jones*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 MAR 12 AM 10:26

FILED

*Re*

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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: **November 14, 2006**

Grantor(s): **Lee Harper, Jr., unmarried**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank**

Original Principal: **\$228,900.00**

Recording Information: **2006145359**

Property County: **Fort Bend**

Property: **Lot Twenty-Five (25), in Block Three (3), of Plantation Trails at first Colony, Section One (1), a subdivision in Fort Bend County Texas, according to the map or plat thereof, recorded under Slide No(s), 1871/B and 1872/A of the Plat Records of Fort Bend County, Texas.**

Property Address: **2610 Plantation Hollow Court  
Missouri City, TX 77459**

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust**

Mortgage Servicer: **Selene Finance LP**

Mortgage Servicer Address: **3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019**

**SALE INFORMATION:**

Date of Sale: **April 7, 2026**

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

Place of Sale: **The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

Substitute Trustee: **Tejas Corporate Services, LLC, and Padgett Law Group, any to act**

Substitute Trustee Address: **546 Silicon Dr., Suite 103  
Southlake, TX 76092**

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**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.
4. 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.
5. 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.
6. 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.

*Plgms*

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

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

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

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

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

*Paige Jones*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 MAR 12 AM 10:26

**FILED**

*VP*

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FILED

2026 MAR 12 AM 10: 26

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

*Anna 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.**

**Deed of Trust:**

Dated: October 28, 2021 (on or about)  
Grantor: Evaristo Conde Peralta and Kenia Mariela Flores  
Trustee: Daniel W. Brooks  
Current Lender: SouthState Bank, successor by merger to Independent Bank  
Recorded in: Instrument No. 2021181933, recorded October 29, 2021, in the Official Public Records of Fort Bend County, Texas.  
Legal Description: LOT 7, BLOCK 2, OF TEAL RUN, SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1553/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.  
**More commonly known as: 1806 Shadow Haven Ct., Fresno, Texas 77545 (the "Property").**

**Foreclosure Sale:**

Date: Tuesday, April 7, 2026  
Time: Between 1:00 PM and 4:00 PM (Central Time), beginning not earlier than 1:00 PM and not later than three hours thereafter  
Place: The Fort Bend County Gus George Academy – Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469, OR AS

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*DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE* pursuant to §51.002 of the Texas Property Code, as amended.

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 Deed of Trust.

Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood or Patricia Poston, Michael D. McKinley, Joseph F. Colvin Jr., Thomas O. Anderson Jr., J. Brad Bryan, and Nicole Durrett.

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 51.009 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

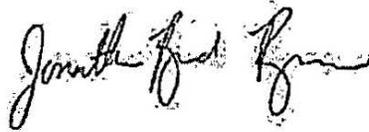
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conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

**Dated: March 10, 2026**

WITNESS MY HAND this March 10, 2026.



---

J. Brad Bryan, Substitute Trustee  
SBN 24073254  
9201 N. Central Expressway, Fourth Floor  
Dallas, Texas 75231  
Phone: 214.780.1322  
Fax: (214) 780-1401  
Email: [bbryan@shackelford.law](mailto:bbryan@shackelford.law)

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1214 WIEDNER DR  
KATY, TX 77494

0000010524841

**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: April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, 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 20, 2015 and recorded in Document CLERK'S FILE NO. 2015082742 real property records of FORT BEND County, Texas, with ERICA L. SKILES AND STEVEN E. SKILES, 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 ERICA L. SKILES AND STEVEN E. SKILES, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$240,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Anna Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

2026 MAR 12 AM 10:26

FILED



1214 WIEDNER DR  
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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

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

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

1214 WIEDNER DR  
KATY, TX 77494

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FORT BEND



LOT THIRTY-TWO (32), IN BLOCK THREE (3) OF PIN OAK VILLAGE, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1240/A, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

1802 BOULDER LAKE COURT  
ROSENBERG, TX 77469

00000010651834

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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: /April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, 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 25, 2020 and recorded in Document INSTRUMENT NO. 2020076831 real property records of FORT BEND County, Texas, with TIFFANY MALCOLM, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TIFFANY MALCOLM, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$292,563.00, 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

2026 MAR 12 AM 10:26  
FILED  
FORT BEND COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
*Jana Richard*



NTSS00000010651834

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1802 BOULDER LAKE COURT  
ROSENBERG, TX 77469

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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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

\_\_\_\_\_

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

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

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1802 BOULDER LAKE COURT  
ROSENBERG, TX 77469

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FORT BEND



LOT 24, BLOCK 3, STONECREEK ESTATES SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20190097 OF MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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4907 MOUNTAIN MAPLE TRL  
ROSENBERG, TX 77471

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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: / April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, 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 16, 2023 and recorded in Document INSTRUMENT NO. 2023057883 real property records of FORT BEND County, Texas, with GERALD AUBREY JR 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 GERALD AUBREY JR A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$318,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Fort Bend County Clerk  
Jana Richard  
FORT BEND COUNTY, TEXAS

2026 MAR 12 AM 10:26

FILED



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4907 MOUNTAIN MAPLE TRL  
ROSENBERG, TX 77471

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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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

\_\_\_\_\_

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

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

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4907 MOUNTAIN MAPLE TRL  
ROSENBERG, TX 77471

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FORT BEND

**EXHIBIT "A"**

LOT 48, IN BLOCK 1 OF BRIARWOOD CROSSING SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED ON SLIDE NO. 20140263, OF THE PLAT RECORDS FORT BEND COUNTY, TEXAS.

2503 HODGES BEND CIRCLE  
SUGAR LAND, TX 77479

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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: April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 10, 2019 and recorded in Document INSTRUMENT NO. 2019003595 real property records of FORT BEND County, Texas, with KIFAH MOHAMMAD ALNAJJAR 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 KIFAH MOHAMMAD ALNAJJAR A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$180,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of the MFA 2020-NQM2 Trust 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. SERVICEMAC LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SERVICEMAC LLC  
9726 OLD BAILES RD., SUITE 200  
FORT MILL, SC 29707-7882

2026 MAR 12 AM 10:  
FILED  
County Clerk  
FORT BEND COUNTY, TEXAS  
*Anna Hickman*



2503 HODGES BEND CIRCLE  
SUGAR LAND, TX 77479

00000010744217

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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 TEJAS CORPORATE SERVICES, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

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

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

2503 HODGES BEND CIRCLE  
SUGAR LAND, TX 77479

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FORT BEND

**EXHIBIT "A"**

BEING A PORTION OF LOT THIRTY-TWO (32), BLOCK ONE (1), WILLIAM GRANT, SECTION ONE (1) AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20, PAGE 11, PLAT RECORDS, FORT BEND COUNTY, TEXAS, SAME BEING A TRACT OF LAND CONVEYED TO DAVID W. DUNNING AND SPOUSE, PATRICIA R. DUNNING BY DEED RECORDED IN INSTRUMENT NUMBER 2006052259, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON FOUND FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ERIC L. HARRIS OR J.A. HARRIS, TRUSTEES, OR THE SUCCESSOR TRUSTEES, OF THE HARRIS FAMILY LIVING TRUST BY DEED RECORDED IN INSTRUMENT NUMBER 2015115672, SAME BEING ALONG THE NORTHEAST LINE OF HODGES BEND CIRCLE (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 20 DEGREES 45 MINUTES 59 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID HARRIS TRACT, A DISTANCE OF 132.65 FEET TO A POINT FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID HARRIS TRACT, SAME BEING THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A POST FOUND BEARS ON LINE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 1.22 FEET FOR WITNESS;

THENCE SOUTH 69 DEGREES 31 MINUTES 02 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID STATE HIGHWAY NO. 6, A DISTANCE OF 80.00 FEET TO A PK NAIL FOUND FOR CORNER, SAID CORNER BEING ALONG THE SOUTHWEST LINE OF SAID SAVE AND EXCEPT, SAME BEING THE NORTHWEST CORNER OF TRACT OF LAND CONVEYED TO JASIM QADRI HASHMANY AND SHAFaq JASIM HASHMANY HUSBAND AND WIFE BY DEED RECORDED IN INSTRUMENT NUMBER 2015136181, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS;

THENCE SOUTH 20 DEGREES 5 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF SAID HASHMANY TRACT, A DISTANCE OF 133.05 FEET TO A POINT FOR CORNER, SAID CORER BEING THE SOUTHWEST CORNER OF SAID HASHMANY TRACT, SAME BEING ALONG THE NORTHEAST LINE OF SAID HODGES BEND CIRCLE;

THENCE NORTH 69 DEGREES 14 MINUTES 01 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID HODGES BEND CIRCLE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,628 SQUARE FEET OR 0.24 ACRES OF LAND.

4326 WHIPPOORWILL CIR  
MISSOURI CITY, TX 77459

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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: April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, 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 14, 2003 and recorded in Document CLERK'S FILE NO. 2003099916 real property records of FORT BEND County, Texas, with CARL ELSON RIVERS, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CARL ELSON RIVERS, securing the payment of the indebtednesses in the original principal amount of \$164,000.00, 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

2026 MAR 12 AM 10: 27  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
*Sharon F. Richard*

2026 MAR 12 AM 10: 27

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MISSOURI CITY, TX 77459

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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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

\_\_\_\_\_

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

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

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MISSOURI CITY, TX 77459

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FORT BEND

**EXHIBIT "A"**

LOT SEVEN (7) , IN BLOCK TWO (2) OF OYSTER CREEK PLANTATION, SECTION TWO, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NOS. 1665/A AND 1665/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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227 MANOR AVENUE  
ARCOLA, TX 77583

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

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

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

Date: / April 07, 2026

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

Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

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

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by NATALIE NATRISHA RICHARDSON A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$125,242.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

2026 MAR 12 AM 10: 27  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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227 MANOR AVENUE  
ARCOLA, TX 77583

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

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



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

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

Date: \_\_\_\_\_

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ARCOLA, TX 77583

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FORT BEND

**EXHIBIT**

LOT SEVENTEEN (17) BLOCK NINE (9), OF PINEDALE MANOR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 18 OF THE MAP RECORDS OF FORT  
BEND COUNTY, TEXAS

FILED 139

2026 MAR 13 AM 11:47

**THIRD NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
*smt*

STATE OF TEXAS §  
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on June 9, 2022, **Homes at Town Center, LLC** ("Maker" or "Borrower"), executed and delivered that certain **Promissory Note** in the original principal amount of **FOUR HUNDRED NINETY EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$498,750.00)**, payable and bearing interest as stated therein (the "Note), said Note being secured by that certain **Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement** dated June 9, 2022, executed by **Homes at Town Center, LLC** as "Grantor" in favor of **Ramon A. Vitulii, III**, as Trustee, and filed for record on June 14, 2022 in the Official Public Records of Fort Bend County, Texas, under Instrument No. 2022080039 (the "Deed of Trust"), being further secured by that certain **UCC Financing Statement** filed on June 16, 2022 in the Texas Secretary of State under Instrument No. 22-0030799779.

Reference is further made to that certain **Extension of Real Estate Note and Lien** dated June 9, 2023 and recorded on August 25, 2023 in the Official Public Records of Fort Bend County, Texas, under Instrument No. 2023082092, whereby terms of the Note were modified.

Reference is further made to that certain **Renewal, Extension and Modification Agreement** dated effective September 9, 2023 and recorded on October 10, 2023 in the

Official Public Records of Fort Bend County, Texas, under Instrument No. 2023097689, whereby terms of the Note were modified.

Reference is further made to that certain **Renewal, Extension and Modification Agreement** dated effective June 9, 2024 and recorded on September 6, 2024 in the Official Public Records of Fort Bend County, Texas, under Instrument No. 2024087190, whereby terms of the Note were modified

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker and Andrew Gray, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that the Mortgaged Property described below will be sold at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

✓ **Date:** April 7, 2026

**Time:** 2:00 p.m. C.S.T and may occur no later than 1:00 p.m. C.S.T.

**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 most recently designated by the County Commissioner’s Court or as designated by the County Commissioners Court 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.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the

minutes 27 second (adjoiner called 04 degrees 56 minutes 09 seconds), a radius of 970.00 feet (adjoiner called 970.00 feet), an arc length of 83.93 feet (adjoiner called 83.56 feet), and a cord bearing South 74 degrees 43 minutes 19 second East, 83.90 feet to a 5/8 inch iron rod found for the lower northeast corner of the herein described tract, said point being at the end of the northerly right-of-way of Arbor Court (called 60-foot wide);

Thence South 12 degrees 34 minutes 54 second West (adjoiner called South 12 degrees 39 minutes 19 seconds West) continuing along said common line, 60.00 feet (adjoiner called 60.00 feet) to a 5/8 inch iron rod found for the upper southeast corner of the herein described tract, being at the end of the southerly right-of-way line of Arbor Court, same being the northerly line of the said adjoining Final Replat of Villages of Town Center Section Three, according to map or plat thereof recorded under Slide Number 1508B, Plat Records, Fort Bend County, Texas, said point being in a non-tangent curve to the right, from which point a found 5/8 inch iron rod with cap marked "Cotton Surveying" bears South 77 degrees 35 minutes 13 seconds East, 5.45 feet (adjoiner called South 77 degrees 20 minutes 41 seconds East, 5.34 feet);

Thence along said curve to the right, being the common line of the herein described tract and said adjoining Final Replat of Villages of Town Center Section 3, having a central angle of 04 degrees 33 minutes 41 seconds (adjoiner called 04 degrees 33 minutes 42 seconds), a radius of 1,030.00 feet (adjoiner called 1,030.00 feet), an arc length of 82.00 feet (adjoiner called 82.00 feet), and a chord bearing North 75 degrees 66 minutes 45 seconds West, 81.98 feet (adjoiner called North 75 degrees 03 minutes 52 seconds West 81.98 feet) to a 5/8 inch iron rod found for a reentry corner to the herein described tract, being the northwest corner of said adjoining Final Replat of Villages of Town Center Section 3;

Thence South 11 degrees 14 minutes 08 seconds West (adjoiner called South 11 degrees 12 minutes 25 seconds West) continuing along said common line, 125.31 feet (adjoiner called 125.31 feet), to a 5/8 inch iron rod with cap marked "Cotton Surveying" found for the lower southeast corner of the herein described tract, same being the northeast corner, of the aforementioned adjoining called 5.174 acre tract, and being a reentry corner to the aforementioned Residential Reserve;

Thence North 68 degrees 07 minutes 33 seconds West (called North 68 degrees 08 minutes 15 seconds West, adjoiner called North 68 degrees 08 minutes 05 seconds West) along the south line of the herein described tract and the upper south line of said Residential Reserve "F", same being the north line of said adjoining called 5.174 acre tract, 481.63 feet (called 451.57 feet, adjoiner called 481.40 feet) to the Place of Beginning and containing 5.22 acres of land, more or less; together with, all right, title, interest, and privileges of Grantor in and to (a) all streets, ways, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to such real property or the improvements thereon; (b) any strips or gores of real property between such real property and abutting or adjacent properties; (c) all water and water rights, timber and crops pertaining to such real estate; and (d) all appurtenances and all reversions and remainders in or to such real property and all interest of Grantor now owned or hereafter acquired in and to the Land and the following:

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*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, DURVALL PROPERTIES, LLC delivered that one certain Deed of Trust dated JANUARY 26, 2023, which is recorded in INSTRUMENT NO. 2023008535 of the real property records of FORT BEND County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$588,250.00 payable to the order of COMMERCIAL LENDER LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GROVE FUNDING II TRUST, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on APRIL 7, 2026, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT ONE (1), IN BLOCK ONE (1), OF CINCO RANCH NORTHWEST, SECTION SIXTEEN (16), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20160079 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY, GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS).

**BE ADVISED:** that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GROVE FUNDING II TRUST, 1011 CENTRE ROAD, SUITE 203, EX-DE-WD2D, WILMINGTON, DE 19805. The name and address of the Mortgage Servicer is ELITE COMMERCIAL SERVICING, P.O. BOX 3201, VERNON, CT 06066. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: MARCH 16, 2026.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR JEFF LEVA OR SANDY  
DASIGENIS OR MEGAN L. RANDLE OR EBBIE  
MURPHY OR WAYNE DAUGHTREY OR STEVE LEVA

FILE NO.: MISC-1820  
PROPERTY: 2726 KINGSTON BLUFF LANE  
KATY, TEXAS 77494

DURVALL PROPERTIES, LLC

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tel: (972) 394-3086  
Fax: (972) 394-1283

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United States Bankruptcy Court  
Southern District of Texas

**ENTERED**

February 11, 2026

Nathan Ochsner, Clerk

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

<b>In re:</b>  <b>DURVALL PROPERTIES LLC</b>  <b>Debtor</b>	§ § § § § § § § § §	<b>CHAPTER 11</b>  <b>CASE NO. 25-37214</b>
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**ORDER GRANTING UNITED STATES TRUSTEE'S  
MOTION TO DISMISS CASE**

CAME ON to be considered the motion of the United States Trustee to Convert or Dismiss this Chapter 11 case. Due notice and opportunity for hearing having been given to all parties by the Clerk, and it being shown to the satisfaction of the Court that cause exists under 11 U.S.C. §1112(b), it is hereby

**ORDERED** that the United States Trustee's Motion to Convert or Dismiss is **GRANTED**, and it is further

**ORDERED** that this chapter 11 case is **DISMISSED**; and **ORDERED** that the Debtor shall file within 14 days of the entry of this ORDER all outstanding operating reports, pursuant to Federal Rule of Bankruptcy Procedure 2015(a)(5).

The Court retains jurisdiction to enforce the terms of this order.

**Signed: February 11, 2026**

  
 Eduardo V. Rodriguez  
 Chief United States Bankruptcy Judge

ruptcy Court  
of Texas  
ED  
2026  
tor, Clerk

ruptcy Court  
of Texas  
2026  
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Property filed ELITE COMMERCIAL SERVICING, servicing agent for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GROVE FUNDING II TRUST SHARPE OPPORTUNITY INTERMEDIATE TRUST ("Movant") on January 6, 2026, is hereby GRANTED so as to authorize ELITE COMMERCIAL SERVICING, servicing agent for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GROVE FUNDING II TRUST SHARPE OPPORTUNITY INTERMEDIATE TRUST, its successors and assigns, to have such contacts with the Debtor(s) and to take appropriate actions against said Property pursuant to the provisions of the Note and Deed of Trust attached to the Motion and applicable state law, with respect to the real property locally known as 2726 Kingston Bluff Lane, Katy, Texas 77494 and legally described as:

LOT 1, IN BLOCK 1, OF CINCO RANCH NORTHWEST, SECTION 16, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20160079 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

*IT IS FURTHER ORDERED that, since the Motion was unopposed by any party, the stay period otherwise imposed by Fed. R. Bankr. P. 4001 shall not be applicable to this Order*

**Signed: Thursday, February 05, 2026**

  
Eduardo V. Rodriguez  
Chief United States Bankruptcy Judge

After Entry, Return Copy to:  
Michael J. Schroeder  
Michael J. Schroeder, P.C.  
3610 North Josey Lane, Suite 206  
Carrollton, Texas 75007  
Fax (972)394-1263

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*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

**Deed of Trust:**

Dated: November 7, 2023

Grantor: DML REAL ESTATE INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY

Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company

Lender: Capital Fund I, LLC, an Arizona limited liability company

Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company

Recorded: **Instrument #2023109130**, recorded on November 14, 2023, in the official Real Property (Deed) Records of FORT BEND COUNTY, Texas

Secures: **Promissory Note** ("Note") in the original principal amount of \$1,080,000.00, executed by DML REAL ESTATE INVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender

Maturity Date: November 1, 2024

**Legal Description:**

**LOT TEN (10), IN BLOCK ONE (1), OF SIENNA VILLAGE OF WATERS LAKE, SECTION SEVEN, A (7A), A SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1903, B OF THE MAP AND OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS; and more commonly known as 26 COMMANDERS COVE, MISSOURI CITY, TX 77459**

**FORECLOSURE SALE:**

Date: **Tuesday, April 7, 2026**

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: FORT BEND COUNTY GUS GEORGE ACADEMY- PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469 OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that



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Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: **Bennett M. Wyse, Ted Gambordella, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, AND/OR Nicole Durrett**

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, or its Loan Servicer, 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, or Loan Servicer'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 or Loan Servicer passes the Foreclosure Sale, then 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, or Loan Servicer. 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED**

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HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

**SUBSTITUTE TRUSTEE:**

By:   
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com

FILED 133

2026 MAR 16 AM 9:47

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

**Deed of Trust:**

Dated: January 27, 2025  
 Grantor: DOUGLAS GROBMANN AND MARITZA GROBMANN  
 Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company  
 Lender: Capital Fund I, LLC, an Arizona limited liability company  
 Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
 Recorded: **Instrument #2025008076**, recorded on January 29, 2025, in the official Real Property (Deed) Records of FORT BEND COUNTY, Texas  
 Secures: **Promissory Note** ("Note") in the original principal amount of \$100,000.00, executed by DOUGLAS GROBMANN AND MARITZA GROBMANN ("Borrower") and payable to the order of Lender  
 Maturity Date: January 1, 2026

**Legal Description:**

**LOT 21, IN BLOCK 8, OF RIDGEMONT, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 14, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; and more commonly known as 4806 Ridgewest St, Houston, TX 77053**

**FORECLOSURE SALE:**

Date: ✓ **Tuesday, April 7, 2026**

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: **FORT BEND COUNTY GUS GEORGE ACADEMY- PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



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Substitute Trustee: **Bennett M. Wyse, Ted Gambordella, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, and/or Steve Leva**

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, or its Loan Servicer, 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, or Loan Servicer'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 or Loan Servicer passes the Foreclosure Sale, then 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, or Loan Servicer. 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.**

133

**SUBSTITUTE TRUSTEE:**

By:   
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com

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FILED

2026 MAR 16 AM 9:47

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, NICHOLAS DELVALLE AND TIAWANA S. DELVALLE, HUSBAND AND WIFE** delivered that one certain Deed of Trust dated JANUARY 23, 2020, which is recorded in INSTRUMENT NO. 2020008953 of the real property records of FORT BEND County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$333,592.00 payable to the order of INTERLINC MORTGAGE SERVICES, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred** and the outstanding indebtedness on same is now wholly due; and

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon** the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee or Mortgage** Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**THEREFORE, NOTICE IS HEREBY GIVEN** that on APRIL 7, 2026, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 45 BLOCK 5 OF VANBROOKE, SEC. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20180022 OF THE PLAT  
RECORDS OF FORT BEND COUNTY, TEXAS

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS).

**BE ADVISED** that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, 244 SOUTH GATEWAY PLACE, JENKS, OKLAHOMA 74037. The name and address of the Mortgage Servicer is GATEWAY MORTGAGE, P.O. BOX 1560, JENKS, OK 74037. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: MARCH 16, 2026.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR JEFF LEVA OR SANDY  
DASIGENIS OR MEGAN L. RANDLE OR EBBIE  
MURPHY OR WAYNE DAUGHTREY OR STEVE LEVA

FILE NO.: GMG-3448  
PROPERTY: 32710 TURNING SPRINGS DE  
FULSHEAR, TEXAS 77423  
  
NICHOLAS S. DELVALLE

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



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2026 MAR 16 AM 9:51

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

1. Property To Be Sold. The property to be sold is described as follows: LOT FIFTY-EIGHT (58), IN BLOCK ONE (1), OF LAKE SHORE HARBOUR, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20100134 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 2026

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: FORT BEND County, Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Helmann Circle, Richmond, Texas 77469, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable

conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Malcolm Colton Spillers ("Debtor") and Megan Spillers ("Pro Forma"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated April 14, 2016 and executed by Debtor in the Original Principal Amount of \$287,161.00. The current beneficiary of the Deed of Trust is U. S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated April 14, 2016, designating Thomas E. Black Jr. as the Original Trustee and is recorded in the office of the County Clerk of FORT BEND County, Texas, under Instrument No. 2016041869, of the Real Property Records of FORT BEND County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED 3/16/26



Jeff Leva, Sandy Dasigenis, Steve Leva, David Garvin,  
Richard E. Anderson, Ray Vela, Cesar DelaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

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*rw*

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12411 LEUCHARS LANE  
RICHMOND, TX 77407

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*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: April 07, 2026
- Time: The sale will begin at 1:00 PM or not later than three hours after that time.
- Place: FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, 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 15, 2021 and recorded in Document INSTRUMENT NO. 2021157326 real property records of FORT BEND County, Texas, with SHARIF MAREDIA AND SHAMIM MAREDIA, A MARRIED COUPLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHARIF MAREDIA AND SHAMIM MAREDIA, A MARRIED COUPLE, securing the payment of the indebtednesses in the original principal amount of \$495,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF GCAT 2022-HX1 TRUST 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 d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034



134

12411 LEUCHARS LANE  
RICHMOND, TX 77407

00000010412898

**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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

12411 LEUCHARS LANE  
RICHMOND, TX 77407

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FORT BEND



LOT TEN (10), IN BLOCK ONE (1), OF ALIANA SECTION 70, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. OF THE PLAT NO. 20200074 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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6807 ROSEMONT PARK LN  
KATY, TX 77494

*Janina Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

00000010598753

**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:** April 07, 2026
- Time:** The sale will begin at 1:00 PM or not later than three hours after that time.
- Place:** FORT BEND COUNTY GUS GEORGE ACADEMY - PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TEXAS 77469, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 11, 2022 and recorded in Document INSTRUMENT NO. 2022035060 real property records of FORT BEND County, Texas, with COLLEEN PATRICIA KURTZ, UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING., ITS SUCCESSORS AND ASSIGNS., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by COLLEEN PATRICIA KURTZ, UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$310,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



6807 ROSEMONT PARK LN  
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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

6807 ROSEMONT PARK LN  
KATY, TX 77494

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FORT BEND



LOT NINETEEN (19), IN BLOCK ONE (1), OF GRAND LAKES PHASE 4, SEC.7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN VOLUME 2006, PAGE 11, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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NOTICE OF FORECLOSURE SALE

April 7, 2026

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
SMH

Deed of Trust ("Deed of Trust):

Dated: December 22, 2023

Grantor: Tidwell Tract, Ltd.

Substitute Trustee: Thomas L. Hunt

Lender: George M. Lee

Recorded in: Clerk's File No. 2023121787 of the real property records of Fort Bend, County, Texas.

Property to

be Sold: 29.0719 acres of land out of the 117.374 acre tract (2002100334 & 2001110917), being in the B.B.B. & C Railroad Company Survey, Section No. 5, Abstract 129, the S.B. Pentecost Survey, Abstract 362 and the S.B. Pentecost Survey, Abstract 378, Fort Bend County, Texas and more particularly described in metes and bounds in Exhibit A to this Notice of Foreclosure Sale and that certain Deed of Trust recorded in the Fort Bend County real property records on December 26, 2023 at file # 2023121787. (Real Property).

Secures: December 22, 2023, Promissory Note ("Note") in the original principal amount of \$1,600,000.00, executed by AA Developers, Inc. as general partner of Tidwell Tract, Ltd. ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Additional Obligors/Guarantor: Amar Amancharla, an adult Texas resident, pursuant to that certain December 22, 2023, personal absolute payment guaranty of the Note and performance under the Deed of Trust.

Modifications

And Renewals: A written modification dated January 1, 2025, extending the original Note maturity date from January 1, 2025 to **January 1, 2026**, with all other terms and conditions remaining unchanged.

Substitute Trustee: Thomas L. Hunt, by appointment of substitute trustee recorded in the real property records of Fort Bend, County, Texas on November 14, 2024, under county clerk file # 2024111668.

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Trustee Address: 4635 Southwest Freeway, Ste.900, Houston Texas, 77027

**Foreclosure**

**Sale:** Tuesday April 7, 2026.

**Time:** The sale of the Property will be held between the hours of 10:00 am and 4:00 pm local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

**Place:** Fort Bend County Fairgrounds, 4310 Highway 36 South, Building C, Rosenberg, Texas 77471 per Commissioners' Court Order dated October 27, 2020,

Recorded at Fort Bend County Clerk's File No. 2020151449, or as further designated by County Commissioners Court as the area for foreclosures to take place.

**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 and/or cashier's check, payable by one party cashier's check drawn on an FDIC insured, United States bank made payable to the Substitute Trustee, except that George M. Lee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

The Note fully matured on January 1, 2026, and default has occurred in the payment of the Note as defined therein and in the Deed of Trust provisions. Because of that default, George M. Lee, the owner and holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of George M. Lee's election to proceed against and sell both the real property and any personal property described in the Deed of Trust which is identified above as the Property to be

Sold, in accordance with George M. Lee'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, The Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas Law.

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If George M. Lee 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 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 George M. Lee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to sections 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 strongly 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 the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States.**  
**If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the national Guard of another State or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

138

*Thomas L. Hunt*

Thomas L. Hunt

4635 Southwest Freeway, Ste. 900

Houston, Texas 77027

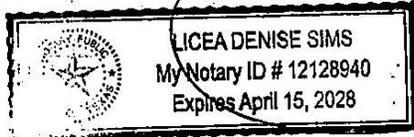
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this day by Thomas L. Hunt, Substitute Trustee  
in the above referenced matter.

Given under my hand and seal of office this 2<sup>nd</sup> day of March 2026

(SEAL)



*Licea D. Sims*

NOTARY PUBLIC, STATE OF TEXAS

139

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, this Notice of Substitute Trustee's Sale pertains to the following:

---

GRANTOR: Aim Rahul Varma

BORROWER: Aim Rahul Varma

LENDER: Shamsuddin Daredia as assigned by Minh Thi Pham by virtue of an Assignment of Note and Deed of Trust Lien recorded as Instrument No. 2026009163 dated January 30, 2026

PROPERTY: Lot 3, Block 2, of the ESTATES AT LAKES OF WILLIAMSON RANCH, SECTION ONE, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 20180168, Plat Records, Fort Bend County, Texas.

INSTRUMENT TO BE FORECLOSED: Deed of Trust, Security Agreement and Financing Statement recorded at File No. 2024104570 of the real property records of Fort Bend County, Texas

SUBSTITUTE TRUSTEE: Jason D. Kraus, 19500 State Highway 249, Suite 350, Houston, Texas 77070

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**Note Payable**

WHEREAS, the Note is in default, has been accelerated and is now entirely due and payable, and the Noteholder has requested that the undersigned act as trustee and sell the Property at public auction and apply the proceeds pursuant to the terms of the Deed of Trust;

**Notice of Foreclosure Sale**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **April 7, 2026**, a foreclosure sale of the property will be conducted in Fort Bend County, Texas at the Gus George Law Enforcement Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469, 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. The sale will be conducted no earlier than 1:00 p.m. and will be concluded within three hours of said starting time.

**Terms of Sale**

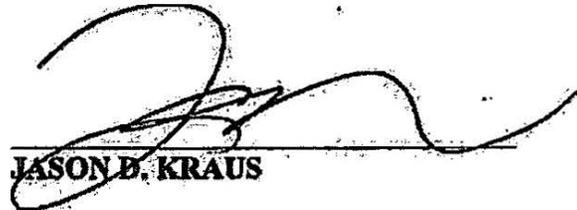
Sale of the Property will be to the highest bidder for cash or cashier's check. The purchase price must be paid without delay. Should a bidder fail to fulfill the cash or cashier's check requirement, or to make payment without delay, then such bid may, at the discretion of the Substitute Trustee, be declared void, and the bidding will be reopened and continued until a bidder who complies with all requirements is found. The Substitute Trustee shall be the sole determiner of all procedures used to sale and shall be the sole determiner of the validity and sufficiency of all bids and all other issues that may arise in connection with the bidding process, including the requirement that payment be made without delay.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED ABOVE 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 LENDER OR LOAN SERVICER.**

**Property to be Conveyed "As Is"**

The Property will be sold "as is," in its present condition, with all faults, and without representations or warranties, express or implied. The conveyance will be by Substitute Trustee's Deed made subject to all matters of record.

Signed on March 15, 2026 and posted on \_\_\_\_\_, 2026.



**JASON D. KRAUS**

Substitute Trustee

1259

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

**FILED**

2026 MAR 16 PM 1:20

*Jana Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
SMH

FILED *lur*

2026 MAR 17 AM 9:35

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

*Anita Richard 140*

WHEREAS, on February 09, 2023, The DGV Group1 Richmond 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, executed by The DGV Group1 Richmond LLC and payable to the order of Jet Lending, LLC in the original principal amount of \$5,700,000.00 (the "Note"), which Deed of Trust is recorded under clerk's file number 2023012431 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:

Being 2.1448 acres (93,427 square feet) of land, all of a called Tract 2: being Lots 1-10, Block 85, City of Richmond, recorded under Volume 8, Page 2 Deed Records of Fort Bend County, Texas (D.R. F.B.C.T.) and Adjoining Acreage, conveyed to Russell C. Joseph Properties, LTD., by deed recorded under County Clerk's File Number (C.F.N.) 2018017279 Official Public Records of Fort Bend County, Texas (O.P.R. F.B.C.T.), all of Lots 11-14 of said Block 85, conveyed to said Russell C. Joseph Properties, LTD., by deed recorded under C.F.N. 2020061769 O.P.R. F.B.C.T., all of Tract 3: 0.158 acres, part of Front Street and Houston Road, conveyed to Russell C. Joseph Properties, LTD., by deed recorded under C.F.N. 2018017279 O.P.R. F.B.C.T. and all of Tract 4: Block 84 (S PT), said City of Richmond, conveyed to said Russell C. Joseph Properties, LTD., by deed recorded under C.F.N. 2018017279 O.P.R. F.B.C.T., said 2.1448 acre tract lying in the W. Morton Survey, Abstract 63 and J.H. Long Survey, Abstract 55 and being more particularly described by mete and bounds as follows:

COMMENCING at a found 1 inch iron pipe in the northeast right-of-way (R.O.W.) line of Loop 762, 70' R.O.W., marking the west corner of Lot 14, Block 73, said City of Richmond, conveyed to Lloyd A. Adams, Jr., by deed recorded under C.F.N. 2001064837 O.P.R. F.B.C.T., also being the southwest corner of a 16' Drainage Easement, recorded under C.F.N. 2003140108 O.P.R. F.B.C.T.;

THENCE North 24deg33'51" West, along said northeast R.O.W. line, a distance of 16.00 feet to a point for corner, marking the southwest corner of said Lot Adjoining Acreage and the herein described tract and the POINT OF BEGINNING, from which a found 5/8 inch iron rod with cap, bears North 22deg54'20" West, a distance of 24.20 feet;

THENCE North 24deg33'51" West, continuing along said northeast R.O.W. line, passing at a distance of 169.53 feet a point for corner, marking the common corner of said Lot 7 and 14 of said Block 85, from which a found 1 inch iron pipe, bears South 15deg31'22" East, a distance of 3.48 feet and continuing for a total distance of 274.00 feet to a point for corner in the R.O.W. of Liberty Street, 80' R.O.W., marking the northwest corner of said Lot 14 and the herein described tract;

THENCE North 65deg18'45" East, along the southeast R.O.W. of said Liberty Street, a distance of 210.00 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the northeast corner of said Lot 8 of said Block 85, also being the northwest corner of said Front Street, 35' unimproved R.O.W. and an external corner of herein described tract;

THENCE South 24deg33'50" East, along the southwest R.O.W. line of said Front Street, a distance of 210.00 feet to a found 1/2 inch iron pipe in the northeast line of said 0.158 acres, marking the southeast corner of said Lot 1 of said Block 85, also being an internal corner of the herein described tract;

THENCE North 65deg18'45" East, along the north line of said 0.158 acres, a distance of 35.00 feet to a point for corner in southwest line of said Tract 4: Block 84 (S PT) and the northeast R.O.W. of said Front Street, located in an existing building, marking the northeast corner of said 0.158 acres, also being an internal corner of the herein described tract;

THENCE North 24deg33'51" West, along said northeast R.O.W. of said Front Street, a distance of 120.84 feet to a found 1/2 inch iron pipe, marking the southwest corner of a called 0.0976 acres, conveyed to Dalia Gonzalez-Readaux and Maria Del Carmen Gonzalez, by deed recorded under C.F.N. 2001083596 O.P.R. F.B.C.T., also being the northwest corner of said Tract 4: Block 84 (S PT) and an external corner of the herein described tract;

THENCE North 65deg26'09" East, along the south line of said 0.0976 acres, a distance of 39.80 feet to a point for corner, marking an internal corner of said 0.0976 acres, also being an external corner of said Tract 4: Block 84 (S PT) and the herein described tract, from which a found 1/2 inch iron rod bears South 67deg36'21" West, a distance of 5.04 feet;

THENCE South 24deg33'51" East, along the southwest line of said 0.0976 acres, a distance of 38.00 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an external corner of said 0.0976 acres, also being an internal corner of said Tract 4: Block 84 (S PT) and the herein described tract;

THENCE North 65deg26'09" East, along the southeast line of said 0.0976 acres, a distance of 122.85 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the southeast corner of said 0.0976 acres, also being an internal corner of said Tract 4: Block 84 (S PT) and the herein described tract;

THENCE North 54deg21'21" West, along the northeast line of said 0.0976 acres, a distance of 43.79 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of said 0.0976 acres, also being an external corner of said Tract 4: Block 84 (S PT) and the herein described tract;

THENCE North 65deg26'09" East, along west bank of the Brazos River, a distance of 33.02 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of said Tract 4: Block 84 (S PT) and the herein described tract;

THENCE South 73deg16'44" East, along west bank of the Brazos River, a distance of 71.41 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of said Tract 4: Block 84 (S PT) and the herein described tract;

THENCE South 32deg45'44" East, along west bank of the Brazos River, a distance of 125.67 feet to a point for corner in the northwest line of a called 4.5700 acres, conveyed to Frank Johnson Properties, LLC, by deed recorded under C.F.N. 2019018202 O.P.R. F.B.C.T. and said Brazos River, marking the southeast corner of Tract 4: Block 84 (S PT) and the herein described tract;

THENCE South 65deg09'03" West, along said northwest line of said 4.5700 acres, passing a distance of 234.87 feet a found 5/8 inch iron rod, marking the northwest corner of said 4.5700 acres, also being the northeast corner of Reserve "B". D.R.O. Subdivision, as recorded under Plat No. 2006039296 O.P.R. F.B.C.T. and continuing for a total distance of 339.87 feet to a found 5/8 inch iron rod with cap, marking the northwest corner of said Reserve "B", also being an internal corner of said 0.158 acres and the herein described tract;

THENCE South 24deg50'57" East, along the southwest line of said Reserve "B", a distance of 11.84 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the northeast corner of said 16' Drainage Easement, also being an external corner of said 0.158 acres and the herein described tract;

THENCE South 65deg18'45" West, along the northeast line of said 16' Drainage Easement, passing a found 5/8 inch iron rod with cap, marking the common corner of said 0.158 acres and said Adjoining Acreage and continuing for a total distance of 150.69 feet to the POINT OF BEGINNING and containing a computed 2.1448 acres (93,427 square feet) of land, more or less, commonly known as US 90 - Starbucks Richmond Plaza, Richmond, Texas 77471; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed Jeff Leva, Sandy Dasigenis, Steve Leva, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred under the Note and/or in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 07, 2026, 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, April 07, 2026.

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 March 17, 2026.

  
Signature

SANDY DASIGENIS, Substitute Trustee  
Printed Name

Matter No. 2039  
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 7<sup>th</sup> of April 2026  
**Time:** 1:00P.M. or not later than three hours after that time  
**Place:** The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

**TERMS OF SALE:** CASH

FILED  
2026 MAR 17 AM 9:35  
Jana Richard  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** July 31, 2024  
**Grantor(s):** Epiphany Investments Group, LLC  
**Original Mortgagee:** Double Backflip, LLC  
**Original Principal:** \$731,000.00  
**Recording Information:** Deed Inst.#2024074741  
**Current Mortgagee/Beneficiary:** Double Backflip, LLC  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$731,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Fort Bend  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 24115 Porte Toscana Lane, Richmond, TX 77406  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Double Backflip, LLC  
**Mortgage Servicer Address:** 1312 17th Street, Suite 71618 Denver, CO 80202

**SUBSTITUTE TRUSTEE(S):** Jerel W. Ehlert II, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, or any.

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

**DOCUMENT PREPARED BY:**

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am \_\_\_\_\_ whose address is \_\_\_\_\_. I declare under penalty perjury that \_\_\_\_\_ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners.

**Return to:** McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Lot 6, in Block 2 of LAKES OF BELLA TERRA, SECTION TWENTY-FIVE (25), a Subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20140034 of the Map Records of Fort Bend County, Texas.

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** 05/01/2025  
**Grantor(s):** Jose Nelson Guevara  
**Mortgagee:** 239 Emerson, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk's File No. 2025055733  
**Property County:** Fort Bend County

FOOT BEND COUNTY, TEXAS  
COUNTY CLERK  
Teresa F. Richard

2026 MAR 17 AM 9:36

FILED  
pm

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**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 1.0 ACRE, MORE OR LESS, LOCATED IN THE S. N. CROSS SURVEY, ABSTRACT NO. 400, IN FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM OTTO HEIN, JR. AND WIFE, OPAL HEIN TO RICARDO SALCIDO AND WIFE, REBECCA SALCIDO DATED JULY 7, 1962 AND RECORDED IN VOLUME 428, PAGE 163 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; SAVE AND EXCEPT A TRACT OR PARCEL OF LAND CONTAINING 0.883 OF AN ACRE, MORE OR LESS, DESCRIBED BY METES AND BOUNDS IN A JUDGMENT RECORDED IN VOLUME 505, PAGE 448 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.** (more particularly described in the Loan Documents).

**Date of Sale:** 4/7/2026

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale of Property:** The Fort Bend County Gus George Academy-Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or 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.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

The Mortgagee, whose address is:

239 Emerson, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 3/17/2026



**Sandy Dasigenis or Jeff Leva or  
Steve Leva or Amar Sood or  
Patricia Poston or Lucia Cortinas  
or Michelle Figueroa or Enrique  
Loera or Hans-Peter Ludwig or  
Donna Brammer or Isabell Cervera  
or Rinki Shah or Theresa Phillips  
or David Cerda or Jose Martinez or  
Mark Laffaye or Alexander Lawson  
or Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Álvarez or  
Viridiana Silva or  
Tamiriramunashe Cathy Lee  
Machoka or William Koenig or  
Eduardo Silva or Peggy Munoz or  
Kenneth David Fisher or John  
Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Yajaira  
Garcia or Jennifer Nava or  
Nicholas Wizig,  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**

LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF FORT BEND COUNTY      RECORDED ON JULY 1, 2025      UNDER DOCUMENT# 2025065577

**3 THE SALE IS SCHEDULED TO BE HELD**

THE FORT BEND COUNTY GUS GEORGE ACADEMY-PATTON HALL, 1521 EUGENE HEIMANN CIRCLE, RICHMOND, TX 77469 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

DATE      TIME

APRIL 7, 2026      1:00 P.M. TO 4 P.M.

**TERMS OF SALE**

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

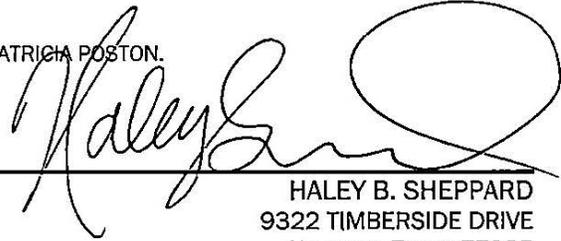
**OBLIGATIONS SECURED**

The Deed of Trust executed by AMARESH ARMANCHARLA (BORROWER) / TIDWELL TRACT, LTD. (GRANTOR), provides that it secures the payment of the indebtedness in the original principal amount of \$2,100,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SUMER PINGLIA is the original and current mortgagee of the notes and deed of trust whose address is 11702 Croft Court, Houston, Texas 77065.

**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.**

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 the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

HALEY SHEPPARD, JEFF LEVA, STEVE LEVA, AMAR SOOD, AND/OR PATRICIA POSTON.

  
HALEY B. SHEPPARD

9322 TIMBERSIDE DRIVE  
Houston, Texas 77025  
(713) 562-2700

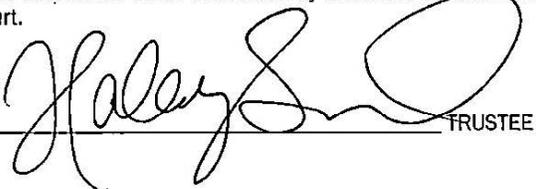
FILED  
2026 MAR 17 PM 12:10

AGENT  
HALEY B. SHEPPARD  
COUNTY CLERK  
FORT BEND COUNTY

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED MARCH 17, 2026  
NAME HALEY B. SHEPPARD

  
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.

**EXHIBIT "A"**

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 Anttex 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 #2001099856, said line bears South 66deg.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.

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED \_\_\_\_\_

NAME \_\_\_\_\_

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.

TRACT C

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.

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED \_\_\_\_\_

NAME \_\_\_\_\_

TRUSTEE

144

FILED

2026 MAR 17 PM 12: 24

**Notice of Substitute Trustee Sale**

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

T.S. #: 25-17523

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 4/7/2026
- 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 FORT BEND, Texas, at the following location: At the Fort Bend Gus George Academy - Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

Lot 46, Block 1, of Sugar Creek, Section 10, a Subdivision in Fort Bend County, Texas, according to the Plat thereof recorded in Volume 12, Page 6, 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 11/24/2010 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2011000233, recorded on 1/3/2011, of the Real Property Records of Fort Bend County, Texas.  
Property Address: 418 Fox Briar Lane Sugar Land, TX 77478

Trustor(s): FAYE L. ELMORE Original Beneficiary: Bank of America, N.A., a National Banking Association

Current Beneficiary: BONCIDIUM LLC Loan Servicer: LandHome Financial Services, Inc.

Current Substituted Trustees: Auction.com, LLC, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services, LLC, Prestige Posting and Publishing 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.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

T.S. #: 25-17523

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.

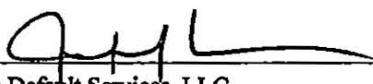
**Type of sale -** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by FAYE L. ELMORE, a single person. The real property and personal property encumbered by the deed of trust will 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 \$333,000.00, executed by FAYE L. ELMORE, a single person, and payable to the order of Bank of America, N.A., a National Banking Association; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of FAYE L. ELMORE, a single person to FAYE L. ELMORE. BONCIDIUM 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 and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**BONCIDIUM LLC**  
c/o LandHome Financial Services, Inc.  
1355 Willow Way, Suite 250,  
Concord, CA 94520  
(800) 672-9470

Dated: 03/17/2026 Auction.com, LLC, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services, LLC, Prestige Posting and Publishing

  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (949) 776-4697  
Website: <https://prestigepostandpub.com>

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FILED

*Rink*

2026 MAR 17 PH 2:00

Apex REI Series LLC, a Texas Limited Liability Company, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

*Laura Richard*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rosa Ramirez  
3411 5th St. TRLR 374 Stafford, TX 77477  
Sent via first class mail and CMRR # 9489 0178 9820 3039 9568 93 on 03.17.2026

Rosa Ramirez  
614 Old Colony Dr, Richmond, TX 77406  
Sent via first class mail and CMRR # 9489 0178 9820 3039 9569 16 on 03.17.2026

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Rosa Ramirez and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Fort Bend County, Texas and is recorded under Clerk's File/Instrument Number 2022155203, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

*✓* Date: Tuesday, the 7<sup>th</sup> day of April, 2026

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Fort Bend County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOT 17, IN BLOCK 4, OF REPLAT OF THE GROVE, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 48 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; More commonly known as 614 Old Colony Rd, Richmond, TX.

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3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

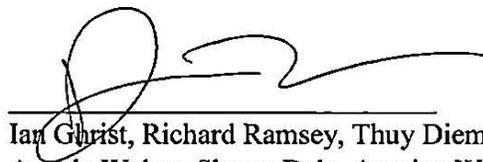
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Thuy Diem Kha,  
Angela Walter, Sherry Dale, Antoine Williams  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

NOTICE OF TRUSTEE'S SALE

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Date: March 10, 2026

FILED

Lien for Unpaid Assessments

2026 MAR 17 PM 2:42

Owner(s): **CHRISTON G. LIGHTFOOT**

*Laura Richardsmith*

Property: LOT TWENTY-ONE (21), IN BLOCK THREE (3) OF RIVER'S RUN WEST, SECTION ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060288 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **611 RIVER DELTA LANE, ROSENBERG, TEXAS 77469** (THE "PROPERTY").

COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Recording Information: By Declaration of Covenants, Conditions and Restrictions for River's Run at the Brazos, Section One (1), filed on August 16, 2005 under County Clerk's File No. 2005099777, together with all amendments and/or supplements thereto, in the Official Public Records of Fort Bend County, Texas, (the "Declaration"), RIVER'S RUN AT THE BRAZOS HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees, costs and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month): **Tuesday, April 7, 2026.**

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Gus George Academy – Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or as designated by the County Commissioners Court.

**CHRISTON G. LIGHTFOOT**, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustees and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

Sarah B. Gerdes, Trustee for River's Run At The Brazos Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

147

FILED

Date: March 11, 2026

2026 MAR 17 PM 2: 43

Lien for Unpaid Assessments

Owner(s): **SUHAID OBAID AND SANDY OBAID**

*Jana Richard sm#*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Property: LOT SIXTEEN (16) BLOCK ONE (1) PARKWAY SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040068 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **22926 ARBOR COVE LANE, RICHMOND, TEXAS 77407** (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions filed on June 22, 2005 under Clerk's File No. 2005073153 in the Official Public Records of Real Property of Fort Bend County, Texas with any and all amendments and/or supplements thereto (the "Declaration"), PARKWAY LAKES VILLAGE HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situation in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustee: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) **Tuesday, April 7, 2026.**

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Gus George Academy – Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or as designated by the County Commissioners Court.

**SUHAID OBAID AND SANDY OBAID**, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the owner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



\_\_\_\_\_  
Sarah B. Gerdes, Trustee for Parkway Lakes Village Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: March 11, 2026

Lien for Unpaid Assessments

Owner(s): **GERARDO PENA AND MARIA PENA**

Property: LOT FORTY-ONE (41), IN BLOCK ONE (1), OF CINCO RANCH WEST SECTION FOUR, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2089/A AND B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **3127 AYLESWORTH COURT, KATY, TEXAS 77494**, (the "PROPERTY").

2026 MAR 17 PM 2:13  
Sara Richards  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
SMA

148  
FILED

Recording Information: By Declaration of Protective Covenants for Cinco Ranch Residential recorded under Harris County Clerk's File Number 20120408217, also recorded under Fort Bend County Clerk's File Number 2012100995 in the Official Public Records of Real Property of Harris and Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), Cinco Residential Property Association, Inc., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) Tuesday, **April 7, 2026**.

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Gus George Academy – Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or as designated by the County Commissioners Court.

**GERARDO PENA AND MARIA PENA**, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



\_\_\_\_\_  
Sarah B. Gerdes, Trustee for Cinco Residential Property Association, Inc.

NOTICE OF TRUSTEE'S SALE

149

Date: March 11, 2026

Lien for Unpaid Assessments

Owner(s): **YOLANDA MONTES**

Property: LOT 15, BLOCK 1, CINCO WEST AT SEVEN MEADOWS, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE 2004/192 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **5111 MOSS GARDEN LANE, KATY, TEXAS 77494**, (the "PROPERTY").

2026 MAR 17 PM 2:43  
FILED  
FORT BEND COUNTY TEXAS  
COURT CLERK  
S. MONT

Recording Information: By Declaration of Protective Covenants for Cinco Ranch Residential recorded under Harris County Clerk's File Number 20120408217, also recorded under Fort Bend County Clerk's File Number 2012100995 in the Official Public Records of Real Property of Harris and Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), Cinco Residential Property Association, Inc., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) Tuesday, April 7, 2026.

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

Place of Sale: Fort Bend County Gus George Academy – Patton Hall, 1521 Eugene Heimann Circle, Richmond, Texas 77469 or as designated by the County Commissioners Court.

**YOLANDA MONTES**, upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



\_\_\_\_\_  
Sarah B. Gerdes, Trustee for Cinco Residential Property Association, Inc.