

NOTICE

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

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

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

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

For Information regarding all tax foreclosure sales visit:

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

FORECLOSURE SALES NOTICE

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

Fort Bend County Fairgrounds – Building C

4310 Highway 36 South

Rosenberg, Texas 77471

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

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

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

FORECLOSURE NOTICES AND SALES

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

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

FOR MORE INFORMATION:

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

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

ATTORNEYS FOR TAX SUIT SALES

FORT BEND COUNTY PROPERTY and LAMAR CISD:

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

FORT BEND ISD:

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



STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

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

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

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

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

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


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

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

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

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

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



KP George, County Judge

ATTEST:



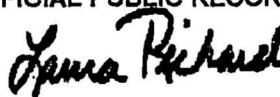
Laura Richard, County Clerk



RETURNED AT COUNTER TO:

Olga Payero / County Judge
301 Jackson St
Richmond TX

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

October 29, 2020 08:51:55 AM

FEE: \$0.00

SG

2020151449



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: September 8, 2023

NOTE: Note described as follows:

Date: August 30, 2019
Maker: DAYONAJJA WILLIAMS
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Original Principal
Amount: \$262,163.00

DEED OF TRUST: Deed of Trust described as follows:

Date: August 30, 2019
Grantor: DAYONAJJA WILLIAMS
Trustee: THOMAS E. BLACK, JR.
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. 2019099319, WHICH WAS RECORDED IN THE
REAL RECORDS OF FORT BEND COUNTY, TEXAS.

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

BORROWERS: DAYONAJJA WILLIAMS

FILED
2023 SEP 11 AM 10:17
FORT BEND COUNTY TEXAS
Rm 75680

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

/ December 5, 2023, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours of that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the

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

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: August 30, 2019
Grantor: DAYONAJJA WILLIAMS
Trustee: THOMAS E. BLACK, JR.
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. 2019099319, WHICH WAS RECORDED IN THE
REAL 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.***

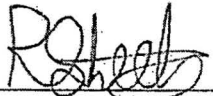
SUBSTITUTE TRUSTEE: ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, JOHN BURGER, MARTIN BELTRAN, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, PATRICIA POSTON, OR DAVID GARVIN.

Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed effective as of September 8, 2023, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: 

Name: Ryan A. Sheets, Attorney for
NEWREZ, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

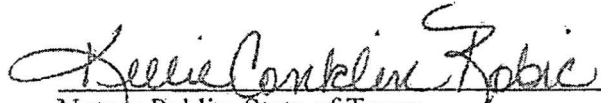
THE STATE OF TEXAS

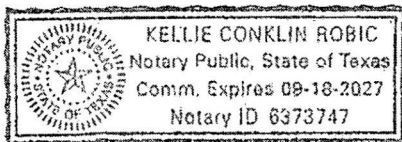
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COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on September 8, 2023.


Notary Public, State of Texas



Notice of Sale executed by:



Name: SANDY DASIGENIS

Substitute Trustee

EXHIBIT A

EXHIBIT A

LOT TWENTY-TWO (22), IN BLOCK ONE (1), OF SIENNA VILLAGE OF SHIPMAN'S LANDING SECTION THIRTEEN-B (13-B), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2501/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2023 SEP 14 AM 8:57

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Christina
COUNTY CLERK
FORT BEND COUNTY TEXAS
Dec 7 16958

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 June 01, 2020 and recorded under Clerk's File No. 2020062872, in the real property records of FORT BEND County Texas, with Adrian Demond Edwards JR an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Envoy Mortgage, LTD, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Adrian Demond Edwards JR an unmarried man securing payment of the indebtedness in the original principal amount of \$243,016.00 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 Adrian Demond Edwards JR. 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 TWENTY- EIGHT (28), IN BLOCK ONE (1), OF WINFIELD LAKES, SEC. 18, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120095, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/05/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

Executed on 09/11/2023.

/s/ Olufunmilola Oyekan SBOT No. 24084552, 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. 44-23-1690

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-29577

FILED

2023 SEP 14 AM 8:57

John R. Baird
COUNTY CLERK
FORT BEND COUNTY TEXAS

Rec 716958

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/30/2009, Sarah Jean Hillsman a single woman , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Matt H. Laird, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Crestmark Mortgage Company, Ltd, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$270,019.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Crestmark Mortgage Company, Ltd, which Deed of Trust is Recorded on 5/5/2009 as Volume 2009043692, Book , Page , Loan Mod recorded on 03/25/2022 as Instrument No. 2022041296 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 One (1), Block Three (3), of Shadow Creek Ranch SF-46B, an addition in Fort Bend County, Texas, according to the Map or Plat thereof, Recorded in Slide No. 20060180 of the Plat Records of Fort Bend County, Texas.

Commonly known as: **13602 EVENING WIND DR PEARLAND, TX 77584**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston** , **Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **12/5/2023 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSTON ST., RICHMOND, TX (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



4796427

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

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

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

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

WITNESS, my hand this 9/12/2023

WITNESS, my hand this 9/13/2023

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Sandy Dasigenis

By: Substitute Trustee(s)
Jeff Leva, Sandy Dasigenis, Megan L. Randle,
Ebbie Murphy, Wayne Daughtrey, Steve Leva,
Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia
Poston
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FILED

2023 SEP 20 PM 2:21

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Our Case No. 17-05048-FC-3

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

THE STATE OF TEXAS
COUNTY OF FORT BEND

Deed of Trust Date:
December 15, 2003

Property address:
7766 ELDERGROVE LANE
RICHMOND, TX 77469

Grantor(s)/Mortgagor(s):
EXEQUIEL F. FLORES, AN UNMARRIED MAN

LEGAL DESCRIPTION: LOT FORTY-SIX (46), IN BLOCK THREE (3), OF TWIN OAKS VILLAGE, SECTION SEVEN (7), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO.2404/A, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: DECEMBER 5, 2023

Property County: FORT BEND

Original Trustee: TIMOTHY MOORE

Recorded on: December 18, 2003
As Clerk's File No.: 2003175060
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston,
Megan Randle-Bender, Debby Jurasek, Sabrina Palmer,
Marinosci Law Group PC

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

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort

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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.

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, 9/15/23

MARINOSCI LAW GROUP, PC

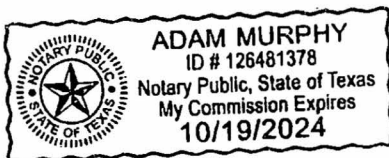
By: 

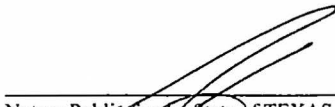
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 15 day of SEPT 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 17-05048

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

Our Case No. 23-03621-FC

5
FILED

2023 SEP 20 PM 2:21

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

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF FORT BEND

Deed of Trust Date:
July 31, 2018

Property address:
7107 SUNRISE HILL LN
RICHMOND, TX 77469

N
79967

Grantor(s)/Mortgagor(s):
TONYA RENEE THOMAS, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: LOT 15, IN BLOCK 1, OF SUNRISE MEADOW, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060309, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: DECEMBER 5, 2023

Property County: FORT BEND

Original Trustee: SCOTT R. VALBY

Recorded on: August 1, 2018
As Clerk's File No.: 2018086848
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

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

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

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

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

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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, DECEMBER 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county 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, *September 19, 2023*

MARINOSCI LAW GROUP, PC

By: 

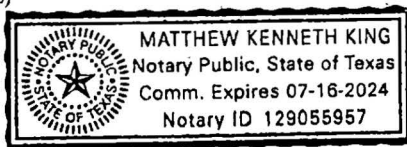
SAMMY HOODA
MANAGING ATTORNEY

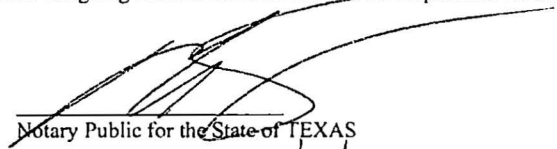
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Matthew Kenneth King*, the undersigned officer, on this, the *19th* day of *September* 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: *07/16/2024*

Matthew Kenneth King
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 23-03621

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

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.: 115683-TX

Date: September 18, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: TAMIKA AMONIA LOUIS, A SINGLE WOMAN

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

CURRENT MORTGAGEE: NATIONS LENDING CORPORATION, AN OHIO CORPORATION

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/18/2014, RECORDING INFORMATION: Recorded on 11/20/2014, as Instrument
No. 2014126836 and later modified by a loan modification agreement recorded as Instrument 2017034799 on
04/03/2017

and later modified by a loan modification agreement recorded as Instrument 2022147340 on 12/06/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-THREE (23), IN BLOCK ONE (1),
OF WINFIELD LAKES SECTION NINE (9), AN ADDITION IN FORT BEND

COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT
NO. 20060006 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/5/2023**, the foreclosure sale will be conducted in
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for NATIONS LENDING CORPORATION, AN OHIO
CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan.
LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NATIONS LENDING CORPORATION, AN OHIO CORPORATION
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262



FILED
2023 SEP 21 AM 9:25
FORT BEND COUNTY, TEXAS

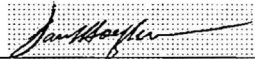
Matter No.: 115683-TX

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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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28890

FILED

2023 SEP 21 AM 9:25

Quinn F. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/6/2021, Yahya Ahmadi, a single man, and Abdulrahman Ahmadi and Atia Mullai, husband and wife, and Mahila Ahmadi, a single woman, as joint tenants, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robertson Anschutz Vettors, LLC, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for United Wholesale Mortgage, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$362,230.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for United Wholesale Mortgage, LLC, which Deed of Trust is Recorded on 8/11/2021 as Volume 2021133806, 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 eleven (11), in Block four (4), of Briscoe Falls Section One (1), an Addition in Fort Bend County, Texas, according to the map or plat thereof recorded in/under Plat No. 20140009 of the plat records of Fort Bend County, Texas.

Commonly known as: **25106 RANGER SPUR WAY RICHMOND, TX 77406**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston** , **Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **12/5/2023 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSTON ST., RICHMOND, TX (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



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

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

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

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

WITNESS, my hand this 9/18/2023

WITNESS, my hand this 9/21/2023



By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806



By: Substitute Trustee(s)
Jeff Leva, Sandy Dasigenis, Megan L. Randle,
Ebbie Murphy, Wayne Daughtrey, Steve Leva,
Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia
Poston
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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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: 12/05/2023

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/06/2009 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2009082077 and re-recorded on September 3, 2009 in Instrument number 2009094131 with Savy Khim and Daron Khim (grantor(s)) and Mortgage Electronic Registration Systems Inc. acting solely as nominee for Interline Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Savy Khim and Daron Khim, securing the payment of the indebtedness in the original amount of \$140,409.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. Lot Thirty-Eight (38) in Block B-One (B-1) of Westpark Lakes, Section One (1), a Subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Slide No. 858/A and 858/B of the Plat Records of Fort Bend County, Texas.

FILED
2023 SEP 21 AM 9:25
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS
Rec
12-21-23



4797054

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

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715



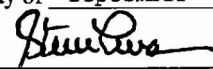
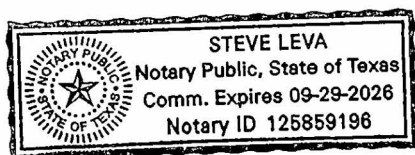
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, Nick Frame, Cheyanne Troutt, John Burger, Martin Beltran OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of September, 2023.



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

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

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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: 12/05/2023

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/11/2011 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2011069327, with Laurie L. Perez and James E. Perez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Laurie L. Perez and James E. Perez, securing the payment of the indebtedness in the original amount of \$112,084.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 37, BLOCK 16, THE GROVE, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 10 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY TEXAS.

FILED
2023 SEP 21 AM 9:25
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS
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6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715



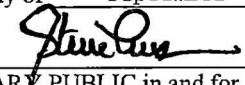
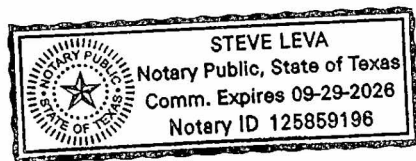
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, John Burger, Martin Beltran OR Kirk Schwartz, Candace Sissac, c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of September, 2023.



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

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

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4710 RIDGEMAR CIR
HOUSTON, TX 77053

00000009898818

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: December 05, 2023 ✓

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 24, 2020 and recorded in Document CLERK'S FILE NO. 2020049965 real property records of FORT BEND County, Texas, with OSVALDO CABRERA 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 OSVALDO CABRERA A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$133,977.00, 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

FILED
2023 SEP 21 AM 9:28
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS
Re 1921 ✓



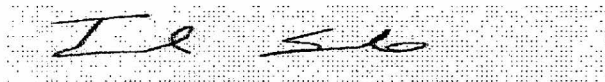
4710 RIDGEMAR CIR
HOUSTON, TX 77053

10

00000009898818

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

4710 RIDGEMAR CIR
HOUSTON, TX 77053

00000009898818

10

00000009898818

FORT BEND

EXHIBIT "A"

LOT TWENTY-TWO (22), BLOCK EIGHTEEN (18), OF RIDGEMONT, SECTION TWO, A SUBDIVISION PARTLY IN FORT BEND COUNTY, TEXAS, AND PARTLY IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 11, PLAT RECORDS, FORT BEND COUNTY, TEXAS, AND IN VOLUME 187, PAGE 97, MAP RECORDS, HARRIS COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: May 31, 2019

Amount: \$267,838.00

Grantor(s): KRISTEENA EARL

Original Mortgagee: DHI MORTGAGE COMPANY, LTD

Current Mortgagee: DHI MORTGAGE COMPANY, LTD

Mortgagee Address: DHI MORTGAGE COMPANY, LTD, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2019059210

Legal Description: LOT 3, BLOCK 2, OF CAMBRIDGE FALLS SEC 11, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170167 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: December 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

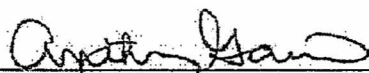
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FORT BEND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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


JOHN SISK OR 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 OR STEVE LEVA 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: 2022-004764


Printed Name: SANDY DASIGENIS
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

FILED
COUNTY CLERK
FORT BEND COUNTY TEXAS

2023 SEP 21 AM 9:28

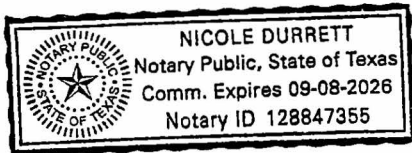
FILED

11/19/218

STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned authority, on this 21st day of September, 2023, 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: 2022-004764

NOTICE OF SUBSTITUTE TRUSTEE SALE

12

Deed of Trust Date: 9/30/2015	Grantor(s)/Mortgagor(s): THANH N NGUYEN AND CHRISTINE PHAM, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2015112346	Property County: FORT BEND
Mortgage Servicer: Flagstar Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: PO Box 660263, Dallas, TX 75266
Date of Sale: 12/5/2023 ✓	Earliest Time Sale Will Begin: 1:00 pm
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 7, BLOCK 3, OF LONG MEADOW FARMS SEC 38, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20140193, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

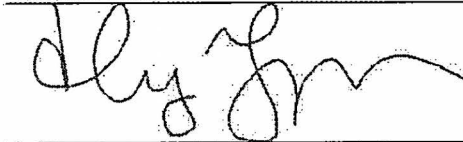
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE §51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 9/14/2023



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

Dated: 9/21/23



Printed Name: SANDY DASIGENIS

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

FILED
2023 SEP 21 AM 9:28
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

Rw
19218

MH File Number: TX-22-94534-POS

Loan Type: FHA

13

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/2/2005	Grantor(s)/Mortgagor(s): CHRISTINE J LIGUORI, A SINGLE PERSON AND JOAN LIGUORI A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2005054796	Property County: FORT BEND
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 12/5/2023 ✓	Earliest Time Sale Will Begin: 1:00 pm
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT FIFTY-FOUR (54); BLOCK ONE (1), QUAIL VALLEY SUBDIVISION THUNDERBIRD PATIO HOMES, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 15, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 9/18/2023



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

Dated: 9/21/23


Printed Name: SANDY DASIGENIS

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

FORT BEND COUNTY CLERK
J. J. [Signature]

2023 SEP 21 AM 9:28

FILED

19215

MH File Number: TX-23-99439-POS.

Loan Type: FHA

14

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 THIRTY-ONE (31), IN BLOCK ONE (1), OF VILLAGES OF TOWN CENTER, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2283/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 10/29/2019 and recorded in Document 2019142071 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: 12/05/2023 ✓

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by UVALDO DE PAZ, provides that it secures the payment of the indebtedness in the original principal amount of \$169,866.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

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

Certificate of Posting

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

FILED
2023 SEP 21 AM 9:29
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS
79218

FILED

2023 SEP 22 AM 11:33

15

Our Case No. 23-00949-FC-2

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

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

EX-79741

THE STATE OF TEXAS
COUNTY OF FORT BEND

Deed of Trust Date:
October 31, 2018

Property address:
2003 SCENIC HOLLOW LN
ROSENBERG, TX 77469

Grantor(s)/Mortgagor(s):
ROZRICK ARMONDO PURVIS AND KEIANA
ANTYNETTE PURVIS, HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT TWELVE (12), IN BLOCK TWO (2), OF WALNUT CREEK SECTION THIRTEEN (13), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20160268 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: DECEMBER 5, 2023

Property County: FORT BEND

Original Trustee: SCOTT R. VALBY

Recorded on: November 1, 2018
As Clerk's File No.: 2018123008
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

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

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

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell

the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

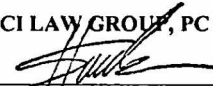
ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 9/21/23

MARINOSCI LAW GROUP, PC

By:

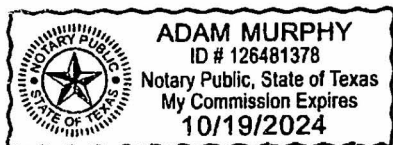

SAMMY HOODA
MANAGING ATTORNEY

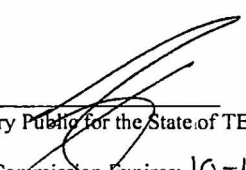
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 21 day of SEPT 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

ADAM MURPHY
Printed Name and Notary Public

Grantor:	AMERIHOM MORTGAGE COMPANY, LLC	Return to:	MARINOSCI LAW GROUP, P.C.
	425 PHILLIPS BOULEVARD		MARINOSCI & BAXTER
	EWING, NJ 08618		16415 Addison Road, Suite 725
	Our File No. 23-00949		Addison, TX 75001

FILED

16 2023 SEP 25 AM 11:09

Our Case No. 18-14806-FC-2

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

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Re 80090

THE STATE OF TEXAS
COUNTY OF FORT BEND

Deed of Trust Date:
August 1, 2017

Property address:
3722 ALDRIDGE DRIVE
MISSOURI CITY, TX 77459

Grantor(s)/Mortgagor(s):
TEJUMOLA DAHUNSI, A SINGLE WOMAN

LEGAL DESCRIPTION: LOT FOUR (4), IN BLOCK TWO (2), OF LAKE SHORE HARBOUR, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20150273, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: DECEMBER 5, 2023

Property County: FORT BEND

Original Trustee: MICHAEL BURNS, ATTORNEY AT LAW

Recorded on: August 7, 2017
As Clerk's File No.: 2017088411
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

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

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

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

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

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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, DECEMBER 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county 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, September 22, 2023

MARINOSCI LAW GROUP, P.C.

By: 

SAMMY HOODA
MANAGING ATTORNEY

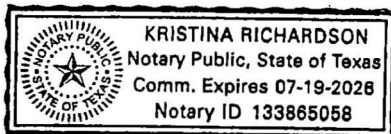
THE STATE OF TEXAS

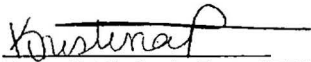
COUNTY OF DALLAS

Before me, Kristina Richardson the undersigned officer, on this, the 22nd day of September 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

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

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 18-14806

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

NATIONSTAR MORTGAGE LLC (CXE)
THOMPSON, DENISE
8822 GRAND VILLA LANE, RICHMOND, TX 77469

VA 626261061793
Firm File Number: 23-039503

2023 SEP 28 AM 8:25

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 17, 2006, DENISE D THOMPSON AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to TIMOTHY M. BARTOSH OR WILLIAM B. NARYKA, as Trustee, the Real Estate hereinafter described, to CTX MORTGAGE COMPANY, 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 2006032901, 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, December 5, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the 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 12, BLOCK 4, BRADFORD PARK SEC. 1, AN ADDITION TO FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NUMBER 20050034, OF THE
PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Property Address: 8822 GRAND VILLA LANE
RICHMOND, TX 77469
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BOULEVARD
COPPELL, TX 75019

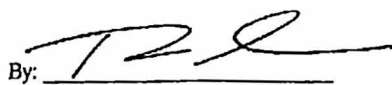
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

Jeff Leva, Sandy Dasigenis, Steve Leva, Amar Sood
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day September 27, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823
Attorneys for The Veterans Land Board of the State of
Texas

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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.

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Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 12/05/2023

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

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

Property Address: 25638 CRESTON MEADOW DR., 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 09/29/2006 and recorded 10/10/2006 in Document 2006127515, real property records of Fort Bend County, Texas, with **Jane Ike, a single person** grantor(s) and FREMONT INVESTMENT & LOAN 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 **Jane Ike, a single person**, securing the payment of the indebtedness in the original principal amount of **\$259,371.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-E** is the current mortgagee of the note and deed of trust or contract lien.

FILED
23 SEP 28 AM 10:43
COUNTY CLERK
FORT BEND COUNTY TEXAS
9/23/23

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Notice of [Substitute] Trustee Sale

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

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

LOT THIRTY-FOUR (34), IN BLOCK FIVE (5), OF CANYON GATE AT WESTHEIMER LAKES, SEC. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050209, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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Notice of [Substitute] Trustee Sale

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: September 26, 2023


Monique Patzer, 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

**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.

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-29704

FILED ✓

2023 OCT -5 AM 11:39

James Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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83411

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/13/2019, Dennard Turner, a single 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 nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$198,800.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 6/17/2019 as Volume 2019063852, 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 Nineteen (19), in Block Two (2), of Glendale Lakes, Section Two (2), a Subdivision in Fort Bend County, Texas, according to the map or plat thereof Recorded under Plat No(s). 20170217, of the Plat Records of Fort Bend County, Texas.

Commonly known as: **6807 BARSDALE COURT 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 **Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, 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 **12/5/2023 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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.



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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.

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

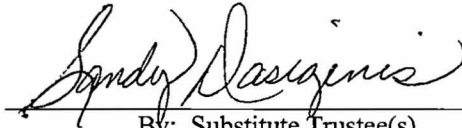
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 10/3/2023

WITNESS, my hand this 10/5/2023



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806



By: Substitute Trustee(s)
Jeff Leva, Sandy Dasigenis, Megan L. Randle,
Ebbie Murphy, Wayne Daughtrey, Steve Leva
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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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.**

Matter No.: 116503-TX

Date: October 3, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: BEATRICE TALAI, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY LTD,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 10/25/2016, RECORDING INFORMATION: Recorded on 10/27/2016, as Instrument
No. 2016119936 and later modified by a loan modification agreement recorded as Instrument 2022084452 on
06/23/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 30, BLOCK 2, MISSION TRACE SEC 3, A
SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN PLAT NUMBER 20150053 OF THE PLAT RECORDS OF FORT BEND COUNTY,
TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/5/2023**, the foreclosure sale will be conducted in
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

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

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

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

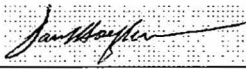


Fort Bend County Clerk
Jana Richardson
Fort Bend County, Texas

FILED
2023 OCT -5 AM 11:39
Rec 8346

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, JOHN BURGER, MARTIN BELTRAN, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, PAUL A. HOEFKER or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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

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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: October 2, 2023

NOTE: Note described as follows:

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

DEED OF TRUST: Deed of Trust described as follows:

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

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

BORROWER: NICHOLAS WHITE

PROPERTY: The property described as follows:

Fort Bend County Clerk
Texas
Jana Richard

2023 OCT -5 AM 11:40

FILED

Rec 83411

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

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

December 5, 2023, the first Tuesday of the month, to commence at 1:00PM, or within three (3) hours that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

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

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

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

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

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

PROPERTY: The property described as follows:

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

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

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Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed effective as of **October 2, 2023**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

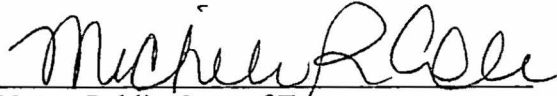
By: 

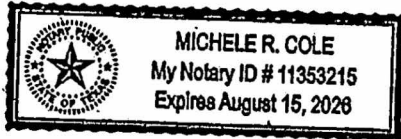
Name: Ryan A. Sheets, Attorney for
NEWREZ, LLC, d/b/a SHELLPOINT
MORTGAGE SERVICING

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 2, 2023.


Notary Public, State of Texas



Notice of Sale executed by:



Name: SANDY DASIGENIS

Substitute Trustee

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EXHIBIT A

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

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

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Deed of Trust Date: 3/19/2021	Grantor(s)/Mortgagor(s): GRANT GRIFFIN, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS RELIABLE LENDING, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: NA Page: NA Instrument No: 2021043525	Property County: FORT BEND
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 12/5/2023	Earliest Time Sale Will Begin: 1:00PM
Place of Sale of Property: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT TEN (10), SAVE AND EXCEPT THE SOUTHEASTERLY 2 FEET THEREOF, BLOCK THIRTY-ONE (31), OF QUAIL VALLEY SUBDIVISION, LA QUINTA SECTION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 4, 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, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

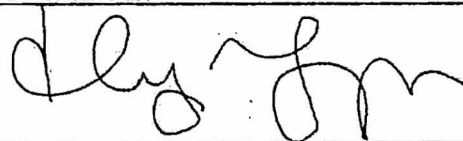
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 9/29/2023



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

Dated: 10/5/2023


Printed Name: SANDY DASIGENIS

Substitute Trustee
c/o Xome (LoanCare Only)
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED
2023 OCT -5 AM 11:42
Jana Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Rec 83411

MH File Number: TX-23-99377-POS
Loan Type: FHA

23

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 2/26/2021	Grantor(s)/Mortgagor(s): CRYSTAL BLUE, UNMARRIED WOMAN
Original Beneficiary/Mortgagee: LOANDEPOT.COM, LLC	Current Beneficiary/Mortgagee: loanDepot.com, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021032039	Property County: FORT BEND
Mortgage Servicer: LoanDepot.com, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 6561 Irvine Center Drive, Irvine, CA 92618
Date of Sale: 12/5/2023	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 26, BLOCK 1, 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, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

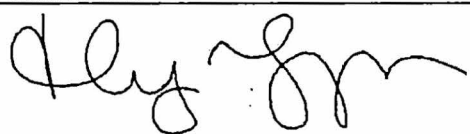
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 10/2/2023



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

Dated: 10/5/2023


Printed Name: SANDY DASIGENIS

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

FILED
2023 OCT -5 AM 11:42
FORT BEND COUNTY CLERK
FORT BEND COUNTY, TEXAS

pu 83411

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/24/2020	Grantor(s)/Mortgagor(s): SAMUEL R URBINA, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: M&T Bank
Recorded in: Volume: N/A Page: N/A Instrument No: 2020009519	Property County: FORT BEND
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 12/5/2023	Earliest Time Sale Will Begin: 1:00PM
Place of Sale of Property: THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX 77471; OR 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 TEN (10), IN BLOCK ONE (1), OF VANBROOKE SEC. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20180022, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, 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: 10/3/2023

[Signature]

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

Dated: 10/5/2023

[Signature: Sandy Dasigenis]

Printed Name:

SANDY DASIGENIS

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

FILED
2023 OCT -5 AM 11:42
COUNTY CLERK
FORT BEND COUNTY TEXAS
Rec 83411

MH File Number: TX-23-99586-POS
Loan Type: FHA

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/14/2022	Grantor(s)/Mortgagor(s): THANH TU BUI AND RANDY TRANE, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR THRIVE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: JPMorgan Chase Bank, National Association
Recorded in: Volume: N/A Page: N/A Instrument No: 2022054062	Property County: FORT BEND
Mortgage Servicer: JPMorgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1111 Polaris Parkway, Columbus, OH 43240
Date of Sale: 12/5/2023	Earliest Time Sale Will Begin: 1:00 pm
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 14, IN BLOCK 4, OF EAGLEWOOD, SEC. 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2349A OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

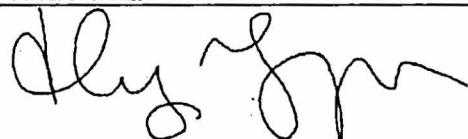
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 10/2/2023



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

Dated: 10/5/2023



Printed Name: SANDY DASIGENIS

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

FILED
2023 OCT -5 AM 11:42
FORT BEND COUNTY CLERK
JPMorgan Chase Bank

MH File Number: TX-23-99663-POS
Loan Type: Conventional Residential

Rec 9/24/11

FILED

2023 OCT 12 AM 10:42

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Alma Richard
COUNTY CLERK
FORT BEND COUNTY 85351

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 26, 2022 and recorded under Clerk's File No. 2022075130, in the real property records of FORT BEND County Texas, with Jovina Alejandra Berges, a single woman, and Elmer Danilo Marquez Aguilar, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for LHM Financial Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jovina Alejandra Berges, a single woman, and Elmer Danilo Marquez Aguilar, a single man securing payment of the indebtedness in the original principal amount of \$268,055.00 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 Jovina Alejandra Berges, Elmer Danilo Marquez Aguilar. 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 TWENTY-NINE (29), BLOCK THIRTEEN (13), COVINGTON WOODS, SECTION TWO (2), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 6, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/05/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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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 Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on October 9, 2023.

/s/ Marla A. Skeltis SBOT No. 24136182, 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. 44-23-1986

FILED

27

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2023 OCT 12 AM 10:42

Rec 85351

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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. 2022048537, in the real property records of FORT BEND County Texas, with Natelye Blackwell, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Natelye Blackwell, an unmarried woman securing payment of the indebtedness in the original principal amount of \$295,379.00 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 Natelye Blackwell. Nationstar 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 20, BLOCK 1, OF CALDWELL RANCH SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210086, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/05/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

Executed on October 9, 2023.

/s/ Marla A. Skeltis SBOT No. 24136182, 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. 44-23-1878

FILED

2023 OCT 12 AM 10:42

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Janet 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.

Rec
85351

Matter No.: 113328-TX

Date: October 5, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: MARIELIZ GARCIA-LOPEZ DE VICTORIA, A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR FLAGSTONE FINANCIAL
SERVICES, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: MCLP ASSET COMPANY, INC.

MORTGAGE SERVICER: Selene Finance

DEED OF TRUST DATED 6/29/2017, RECORDING INFORMATION: Recorded on 6/29/2017, as Instrument No. 2017072313

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FORTY-NINE (49), IN BLOCK TWO (2), OF COLONY MEADOWS, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 973/A & 973/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/5/2023**, the foreclosure sale will be conducted in **Fort Bend** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Selene Finance is acting as the Mortgage Servicer for MCLP ASSET COMPANY, INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Selene Finance, as Mortgage Servicer, is representing the Mortgagee, whose address is:


MCLP ASSET COMPANY, INC.
c/o Selene Finance
Selene Finance LP
3501 Olympus Boulevard
5th Floor, 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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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

FILED

29 2023 OCT 12 AM 10:43

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)

IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY # 85351

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.: 116596-TX

Date: October 9, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: HILLINA MAHARI BELAY, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE
MORTGAGE, ITS SUCCESSORS AND ASSIGNS

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

MORTGAGE SERVICER: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage
Servicing

DEED OF TRUST DATED 7/26/2016, RECORDING INFORMATION: Recorded on 7/27/2016, as Instrument No.
2016080401

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT THIRTY THREE (33), IN BLOCK ONE (1),
OF LAKES OF BELLA TERRA SEC. 26, A SUBDIVISION IN FORT BEND COUNTY,**

**TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20140021
OF THE PLAT RECORDS OF**

FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/5/2023**, the foreclosure sale will be conducted in
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

NewRez LLC, F/K/A New Penn Financial, 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, F/K/A New Penn Financial, 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
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place
Suite 300



Matter No.: 116596-TX

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Greenville, SC 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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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

FILED

2023 OCT 12 AM 10:45

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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#65351

00000009801218

2019 DOGWOOD DR
MISSOURI CITY, TX 77489

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: December 05, 2023

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 16, 2009 and recorded in Document CLERK'S FILE NO. 2009133514; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019101650 real property records of FORT BEND County, Texas, with VANESEN PERRY, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VANESEN PERRY, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$94,627.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

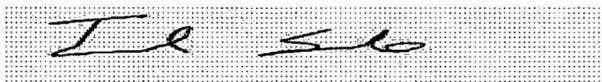


2019 DOGWOOD DR
MISSOURI CITY, TX 77489

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00000009801218

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, JOHN BURGER, MARTIN BELTRAN, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR PATRICIA POSTON, JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

2019 DOGWOOD DR
MISSOURI CITY, TX 77489

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FORT BEND

EXHIBIT "A"

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

NOTICE OF 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: 05/31/2019
Grantor(s): KOREY D LANDRY, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$151,210.00
Recording Information: Instrument 2019057932
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 16327 BERETTA CT, MISSOURI CITY, TX 77489

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of December, 2023
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

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

FILED

2023 OCT 12 AM 10:45

Laura Richard
 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

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

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

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

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

Certificate of Posting

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

By: _____

Exhibit "A"

LOT SIXTY-FOUR (64), IN BLOCK FOURTEEN (14), OF QUAIL RUN, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 30, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2023 OCT 12 AM 10:46

FORT BEND County

Deed of Trust Dated: November 8, 2017

Amount: \$179,586.00

Grantor(s): AIDA HERNANDEZ JARNECKE and TODD JARNECKE

Original Mortgagee: CALCON MUTUAL MORTGAGE LLC DBA ONETRUST HOME LOANS, A LIMITED LIABILITY COMPANY, AS

Current Mortgagee: ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK

Mortgagee Address: ALLIED FIRST BANK, SB dba SERVBANK, AN ILLINOIS STATE SAVINGS BANK, 3201 ORCHARD ROAD, OSWEGO, IL 60543

Recording Information: Document No. 2017124486

Legal Description: LOT THIRTY-SEVEN (37) BLOCK ONE (1), OF THE TRAILS AT SEABOURNE PARKE, SECTION FOUR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20160126 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: December 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


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


JOHN SISK OR 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 OR STEVE LEVA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-004315



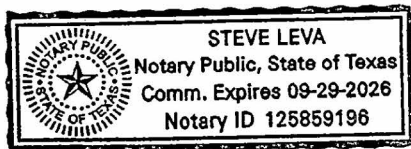
Printed Name: SANDY DASIGENIS

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

STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned authority, on this 12th day of October, 2023, 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.



Steve Leva
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2023-004315

FILED

33

2023 OCT 12 PM 2:47

Laura Richard
COUNTY CLERK

FORT BEND COUNTY, TEXAS

rec. 85109

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-03893

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/5/2023 ✓
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT EIGHT (8) IN BLOCK ONE (1), OF SIENNA VILLAGE OF BEES CREEK SECTION TWENTY-TWO (22), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130194, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 6 VENETO LN MISSOURI CITY, TX 77459-1166

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 9/26/2014 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 9/29/2014 under County Clerk's File No 2014106257, in Book — and Page — of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	SAMUEL DARRYL DUKES AND ATSUKO DUKES HUSBAND AND WIFE
Original Trustee:	SCOTT R. VALBY
Substitute Trustee:	Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CORNERSTONE MORTGAGE PROVIDERS, L.P., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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T.S. #: 2022-03893

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$425,965.00, executed by SAMUEL DARRYL DUKES AND ATSUKO DUKES HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CORNERSTONE MORTGAGE PROVIDERS, L.P., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

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

33

T.S. #: 2022-03893

Dated: 10-12-23

Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston,
Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew
Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek,
Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC



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

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

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

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

ALLIED FIRST BANK SB DBA SERVBANK (MYS)
YOUNG, GIVENCHY
623 MONTEBELLO CT, ROSHARON, TX 77583

USDA ***LOAN_AGENCY_LOAN_NUM***
Firm File Number: 23-040595

FILED

2023 OCT 12 PM 3:14

92958

rec: 85636

34

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 4, 2020, GIVENCHY K YOUNG, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to RANDALL J. BOWLING, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PATRIOT MORTGAGE COMPANY 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 2020103067, 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, December 5, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM 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 SIX (6), IN BLOCK TWO (2), OF GLENDALE LAKES, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20190223 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 623 MONTEBELLO CT
ROSHARON, TX 77583
Mortgage Servicer: ALLIED FIRST BANK SB DBA SERVBANK
Mortgagee: ALLIED FIRST BANK, SB DBA SERVBANK
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

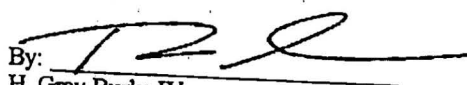
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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


SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, Stephen Mayers, Colette Mayers, Tim Worstell, Dana Dennen, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Hutton, Amy Oian, Patricia Poston, Nick Poston, David Poston, Chris Poston, Anna Sewart, David Barry, Byron Sewart or Austin DuBois, Amar Sood
Irvine, CA 92618

WITNESS MY HAND this day October 4, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com

13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for ALLIED FIRST BANK, SB DBA
SERVBANK

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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

2023 OCT 16 AM 11:24

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86134

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

James 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, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, 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, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

NOTICE OF

SUBSTITUTE

TRUSTEE SALE:

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 05, 2023 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF

SALE:

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

INSTRUMENT TO

BE FORECLOSED:

Deed of Trust or Contract Lien dated 02/09/2018 and recorded under Volume, Page or Clerk's File No. DOC# 2018014564 in the real property records of Fort Bend County Texas, with JAGDEV SINGH AND BEANT K SINGH, HUSBAND AND WIFE IN A COMMUNITY PROPERTY STATE as Grantor(s) and ROYAL PACIFIC FUNDING CORPORATION as Original Mortgagee.

DT: 2NOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



4799112

AS PER ORIGINAL

25

AS PER ORIGINAL

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by JAGDEV SINGH AND BEANT K SINGH, HUSBAND AND WIFE IN A COMMUNITY PROPERTY STATE securing the payment of the indebtedness in the original principal amount of \$150,228.00 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 JAGDEV SINGH. ROYAL PACIFIC FUNDING CORPORATION is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. ROYAL PACIFIC FUNDING CORPORATION is acting as the Mortgage Servicer for ROYAL PACIFIC FUNDING CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROYAL PACIFIC FUNDING CORPORATION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROYAL PACIFIC FUNDING CORPORATION
c/o ROYAL PACIFIC FUNDING CORPORATION
1 CORPORATE DRIVE, SUITE 360
LAKE ZURICH, IL 60047

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT TWENTY-FIVE (25), IN BLOCK TWO (2), OF REPLAT OF A REPLAT OF TARA, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 1227/B AND 1228/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 7214 BUCHANAN DRIVE, 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 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.

DT: 2NOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



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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.

AS PER ORIGINAL

DT: ZNOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



Signed on the 11 day of October, 2023

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
Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

 Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

AS PER ORIGINAL

DT: zNOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



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CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234.

I declare under the penalty of perjury that on _____ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

AS PER ORIGINAL

DT: ZNOS AND APPT (SVC) 230715

AL: 7214 BUCHANAN DRIVE



FILED

2023 OCT 17 AM 10:03

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Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-06310-TX

e 86539

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 12/5/2023
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 22, Block 1, of CALDWELL RANCH SECTION 3B, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20210133 of the Plat Records of Fort Bend County, Texas.

Commonly known as: 7914 BRUSHWOOD DRIVE ROSHARON, TX 77583

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 5/31/2022 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 6/1/2022 under County Clerk's File No 2022073786, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	JONATHAN BAYLOR STEPHENS, AN UNMARRIED MAN
Original Trustee:	Angela R Hernandez
Substitute Trustee:	Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DH1 Mortgage Company, Ltd., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

23.11.11

01.01.11001

1.1.11001

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T.S. #: 2023-06310-TX

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$319,990.00, executed by JONATHAN BAYLOR STEPHENS, AN UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

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

T.S. #: 2023-06310-TX

Dated: 10-17-23

Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston,
Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew
Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek,
Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC



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

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

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

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

FILED 218
87304

2023 OCT 19 AM 10:09

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE

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

APPOINTMENT OF

**SUBSTITUTE
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, 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, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

NOTICE OF

SUBSTITUTE

TRUSTEE SALE:

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 05, 2023 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF

SALE:

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

INSTRUMENT TO

BE FORECLOSED:

Deed of Trust or Contract Lien dated 11/13/2020 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 2020162431 in the real property records of Fort Bend County Texas, with SIREN LEWIS, AN UNMARRIED WOMAN as Grantor(s) and CrossCountry Mortgage, LLC as Original Mortgagee.

DT: zNOS AND APPT (SVC) 230715



AL: 2919 ASHMONT DR



4799672

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OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by SIREN LEWIS, AN UNMARRIED WOMAN securing the payment of the indebtedness in the original principal amount of \$191,468.00 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 SIREN LEWIS. CROSSCOUNTRY MORTGAGE, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

CROSSCOUNTRY MORTGAGE, LLC
c/o CrossCountry Mortgage, LLC
1 CORPORATE DRIVE, SUITE 360
LAKE ZURICH, IL 60047

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT THREE (3), IN BLOCK ONE (1), OF MEADOWCREEK, SECTIONS ONE AND FOUR (1 & 4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGE 12 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: 2919 ASHMONT DR, MISSOURI CITY, TX 77459
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.

DT: zNOS AND APPT (SVC) 230715

AL: 2919 ASHMONT DR



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.

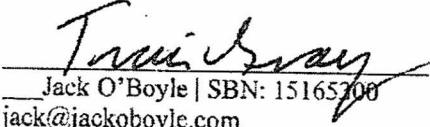


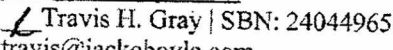
Signed on the 18 day of October, 2023

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Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com


Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 230715

AL: 2919 ASHMONT DR



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CERTIFICATE OF POSTING

My name is _____ and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234.

I declare under the penalty of perjury that on _____ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: zNOS AND APPT (SVC) 230715

AL: 2919 ASHMONT DR



AS PER ORIGINAL

FILED

2023 OCT 19 AM 10:09

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Jana 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.**

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Matter No.: 117028-TX

Date: October 17, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: LATONYA S. JOSEPH, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING,
LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND
ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 5/29/2015, RECORDING INFORMATION: Recorded on 6/2/2015, as Instrument No. 2015058797 and later modified by a loan modification agreement recorded as Instrument 2017048302 on 05/04/2017

and later modified by a loan modification agreement recorded as Instrument 2018133969 on 12/04/2018

and later modified by a loan modification agreement recorded as Instrument 2023015844 on 02/23/2023

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 11, BLOCK 2, CAMBRIDGE FALLS SEC. 4,
A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OF

PLAT THEREOF RECORDED IN PLAT NO. 20130189, PLAT RECORDS OF FORT BEND COUNTY,
TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/5/2023**, the foreclosure sale will be conducted in **Fort Bend** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC



Matter No.: 117028-TX

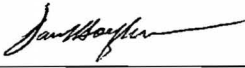
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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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 JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(c) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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

FILED

2023 OCT 19 AM 10:09

6910 Briar Meadow Dr, Sugar Land, TX 77479

Anna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

22-010414

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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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.

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

Date: 12/05/2023

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 1/17/2006 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2006017499, with Robert H. Bailey a/k/a Robert Henry Bailey (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Robert H. Bailey a/k/a Robert Henry Bailey, securing the payment of the indebtedness in the original amount of \$165,000.00, 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. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 6 IN BLOCK 2 OF GREATWOOD VILLAGE, SECTION 1, REPLAT AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 977/B AND 978/A, AMENDED BY SLIDE NO. 1033/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, BEING MORE COMMONLY KNOWN AS 6910 BRIAR MEADOW DRIVE, SUGAR LAND.



4799707

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

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Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Sandy Dasigenis

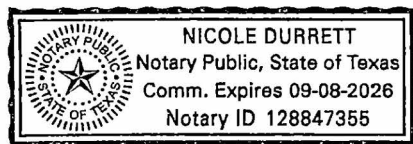
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of October, 2023.



Nicole Durrett

NOTARY PUBLIC in and for

HARRIS COUNTY

My commission expires: 09-08-2026

Print Name of Notary:

NICOLE DURRETT

CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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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.

DEED OF TRUST INFORMATION:

Date: 06/05/2020
Grantor(s): BRIDGET C. FRILLOT, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$365,400.00
Recording Information: Instrument 2020065883
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 21235 PENNSHORE LANE, KATY, TX 77450

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of December, 2023
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

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

FILED

2023 OCT 19 AM 10:10

87304 POK
Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

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

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

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

Certificate of Posting

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

By: _____

Exhibit "A"

LOT TWENTY-EIGHT (28), IN BLOCK FIVE (5) OF GRAND LAKES PHASE THREE, SECTION SEVEN (7), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2484/A 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

2023 OCT 19 AM 10:10

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: June 16, 2006

Amount: \$142,000.00

Grantor(s): CHARLES L DUGGER JR and LYNDR A DEANN DUGGER

Original Mortgagee: COMPASS BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 2006081631

Legal Description: LOT EIGHT (8), IN BLOCK (1) OF THE PARTIAL REPLAT OF OYSTER CREEK PLACE, SECTION ONE, REPLAT, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO.919/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Date of Sale: December 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


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

JOHN SISK OR 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 OR STEVE LEVA 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, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-000389



Printed Name: SANDY DASIGENIS

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

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/2/2004	Grantor(s)/Mortgagor(s): JOSEPH JOHNSON, JR. AND WIFE, DAWN JOHNSON
Original Beneficiary/Mortgagee: LONG BEACH MORTGAGE COMPANY, A CORPORATION	Current Beneficiary/Mortgagee: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1
Recorded in: Volume: N/A Page: N/A Instrument No: 2004112081	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: 12/5/2023 ✓	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

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

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 10/18/2023



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

Dated: 10/18/23

SANDY DASIGENIS

Printed Name:



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

FILED

2023 OCT 19 AM 10:10

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


COUNTY CLERK
FORT BEND COUNTY, TEXAS

42

United States District Court
Southern District of Texas

David J. Bradley, Clerk

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20060151 20180330/3069984.1

Case 4:18-cv-01297 Document 18 Filed in TXSD on 11/07/18 Page 2 of 2

42

records of Fort Bend County, Texas as Instrument Number 2004112081 (the "Security Instrument"). It is further

ORDERED and **DECLARED** that Trustee and its assigns are authorized to conduct a non-judicial foreclosure sale of the Property pursuant to the terms and conditions of the Security Instrument and in accordance with TEX. PROP CODE §51.002 and TEX. CONST. Art. XVI § 50 (a)(6) of the following described Property, to-wit:

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


and which real property together with the improvements thereon is referred to herein as (the "Property"). It is further

ORDERED and **DECLARED** that this Judgment serves as a Final *in rem* Judgment and Declaration of this Court Authorizing Foreclosure of the subject Texas Home Equity Lien in accordance with TEX. CONST. ART. XVI §50(a)(6)(D). It is further

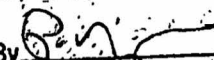
ORDERED that a copy of this Judgment shall be sent to Plaintiffs with the notice of the date, time and place of the foreclosure sale. It is further

ORDERED that Trustee file a certified copy of this Judgment in the real property records of the county where the property is located within ten (10) days after the entry of this Final *in rem* Judgment; however, failure to timely record this Judgment shall not affect the validity of the foreclosure and defeat the presumption of TEX. CONST. ART XVI, §50(i).

Signed this 7th day of November, 2018.


UNITED STATES DISTRICT JUDGE

TRUE COPY I CERTIFY ATTEST:
DAVID J. BRADLEY, Clerk of Court

By  Deputy Clerk

43

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/7/2017	Grantor(s)/Mortgagor(s): GUSTAVO C LOPEZ, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GOLD STAR MORTGAGE FINANCIAL GROUP, CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2017077271	Property County: FORT BEND
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 12/5/2023 ✓	Earliest Time Sale Will Begin: 1:00PM
Place of Sale of Property: THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX 77471; OR 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 29, IN BLOCK 3, OF WOODLAND WEST, SECTION TWO, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


Dated: 10/18/2023

Dated: 10/18/23



SANDY DASIGENIS

Printed Name:



Substitute Trustee

c/o Xome

1255 West 15th Street, Suite 1060

Plano, TX 75075

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

FILED

2023 OCT 19 AM 10:10

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

MH File Number: TX-23-99513-POS
Loan Type: FHA

FILED

RECORDING REQUESTED BY:

2023 OCT 19 AM 10:10

WHEN RECORDED MAIL TO:

Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia
Poston
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

44

TS No TX08000080-23-1

APN 5043-02-001-0210-907 |
R330101

TO No 230370813-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 28, 2005, RODOLFO ARGUETA, AND MARITZA ARGUETA, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of DAVID BROWN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for RYLAND MORTGAGE COMPANY, AN OHIO 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 \$104,930.00, payable to the order of U.S. Bank National Association as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-3 as current Beneficiary, which Deed of Trust recorded on January 5, 2006 as Document No. 2006001672 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 5043-02-001-0210-907 | R330101

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 or Patricia Poston** 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 **U.S. Bank National Association as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-3**, 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.

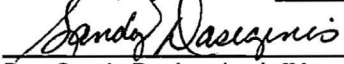
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 5, 2023 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank National Association as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-3'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 U.S. Bank National Association as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2006-3'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 18th day of October, 23.


By: Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston
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.Xome.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052**

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 TX08000080-23-1

APN 5043-02-001-0210-907 |
R330101

TO No 230370813-TX-RWI

EXHIBIT "A"

LOT 21, BLOCK 1, MISSION OAKS SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED AS PLAT FILE NO.2005032571, OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS

FILED

SELECT PORTFOLIO SERVICING, INC. (SPS)
HALL, CATHESHA
3927 LIBERTY SQUARE TRAIL, FRESNO, TX 77545

CONVENTIONAL
Firm File Number: 23-039583

2023 OCT 23 AM 10: 53

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 31, 2005, CATHESHA HALL AND HUSBAND, KENDRICK SHEPHERD, as Grantor(s), executed a Deed of Trust conveying to TOM M. THOMAS II, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNPRIME SECURITIES COMPANY, 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 2005142803, 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, December 5, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the 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 THIRTY-SIX (36), IN BLOCK SIX (6), OF TEAL RUN, SECTION SIXTEEN (16), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040104 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 3927 LIBERTY SQUARE TRAIL
FRESNO, TX 77545
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES AEG 2006-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AEG 2006-HE1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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

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

SUBSTITUTE TRUSTEE

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

WITNESS MY HAND this day October 18, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@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,
on behalf of the holders of the Asset Backed Securities
Corporation Home Equity Loan Trust, Series AEG 2006-
HE1 Asset Backed Pass-Through Certificates, Series AEG
2006-HE1

45

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

rec: 89324 AM
FILED
2023 OCT 26 AM 11:47

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

46
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR 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 61, BLOCK 4, OF FOUNTAINS AT JANE LONG FARM, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NUMBER 20060022 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/31/2011 and recorded in Document 2011052517 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: 12/05/2023 ✓

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by MARIO GARZA AND CLAUDIA GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$171,765.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank OZK, formerly known as Bank of the Ozarks, as successor by merger OMNIBANK, N.A. is the current mortgagee of the note and deed of trust and BANK OZK, FORMERLY KNOWN AS BANK OF THE OZARKS is mortgage servicer. A servicing agreement between the mortgagee, whose address is Bank OZK, formerly known as Bank of the Ozarks, as successor by merger OMNIBANK, N.A. c/o BANK OZK, FORMERLY KNOWN AS BANK OF THE OZARKS, P. O. BOX 8811, LITTLE ROCK, AR 72231-8811 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 Wehr, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law ✓
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

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

Certificate of Posting

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

FILED

2023 OCT 26 AM 11:47

rec:
89324 AH

Anna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

47

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR 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 LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF FORT BEND, CITY OF SUGAR LAND, DESCRIBED AS FOLLOWS:

LOT THIRTEEN (13), IN BLOCK TWO (2), OF OAK LAKE ESTATES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1199/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/01/2015 and recorded in Document 2015114695 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: 12/05/2023 ✓

Time: 01:00 PM

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


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

5. Obligations Secured. The Deed of Trust executed by HELEN WRIGHT, provides that it secures the payment of the indebtedness in the original principal amount of \$337,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Carrington Mortgage Services, LLC obtained a Order from the 400th District Court of Fort Bend County on 08/29/2023 under Cause No. 23-DCV-301996. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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


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

For additional sale information visit: www.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

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89324 AH

2023 OCT 26 AM 11:47

Jenna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

48

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 15, BLOCK 2, IN SIENNA VILLAGE OF SHIPMAN'S LANDING, SECTION SEVEN (7) REPLAT, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 2025/A AND 2025/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/12/2016 and recorded in Document 2016049213 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: 12/05/2023 ✓

Time: 01:00 PM


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

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

5. Obligations Secured. The Deed of Trust executed by CHRISTOPHER WILSON AND KELLY WILSON, provides that it secures the payment of the indebtedness in the original principal amount of \$405,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust I c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

Certificate of Posting

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

FILED

rec'd
89324 AM 2023 OCT 26 AM 11:48

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

49

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT TWENTY-TWO (22), IN BLOCK THREE (3) OF THE GROVE SECTION 6, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 631/A AND 631/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/09/2007 and recorded in Document 2007020301 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: 12/05/2023 ✓

Time: 01:00 PM

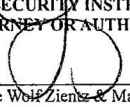
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. **Obligations Secured.** The Deed of Trust executed by DENTON NEVILLE HEW AND SHARNHA LIS RODRIGUEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$30,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Real Time Resolutions, Inc is the current mortgagee of the note and deed of trust and REAL TIME RESOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Real Time Resolutions, Inc c/o REAL TIME RESOLUTIONS, INC., 1349 Empire Central Drive, Suite 150, Dallas, TX 75247 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

Certificate of Posting

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

FILED

2023 OCT 26 AM 11:48

rec:
89324 AM

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

60.

TS No.: 2023-00764-TX
22-000264-673

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.

AS PER ORIGINAL

1. Date, Time and Place of Sale.

Date: 12/05/2023 ✓

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

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

Property Address: 31 PEMBROKE ST, SUGAR LAND, TX 77479

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/29/2005 and recorded 08/02/2005 in Document 2005092841, real property records of Fort Bend County, Texas, with **AVERY V. SHEPHERD AND NINORA P. SHEPHERD** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2 as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **AVERY V. SHEPHERD AND NINORA P. SHEPHERD**, securing the payment of the indebtedness in the original principal amount of \$324,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

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

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

LOT TWELVE (12), BLOCK TWO (2), COMMONWEALTH PARK, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 933/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

AS PER ORIGINAL

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**

60

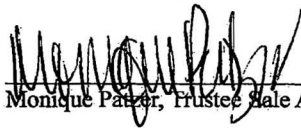
AS PER ORIGINAL

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: October 20, 2023



Monique Pader, 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

**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

TS No.: 2023-01306-TX
23-000656-673

rec. 2023 OCT 26 AM 11:48
89324 AM

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

51

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: 12/05/2023 ✓

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

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

Property Address: 10022 LINENHALL LANE, SUGAR LAND, TX 77478

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/27/2006 and recorded 04/06/2006 in Document 2006039534, real property records of Fort Bend County, Texas, with **JUDE OBINYAN AND WIFE, GEORGINA OBINYAN** grantor(s) and **FREMONT INVESTMENT & LOAN** 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 **JUDE OBINYAN AND WIFE, GEORGINA OBINYAN**, securing the payment of the indebtedness in the original principal amount of **\$186,500.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM1, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

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AS PER ORIGINAL

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 SIX (6), IN BLOCK ONE (1), OF KINGSBRIDGE ESTATES, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 2210/A AND 2210/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**

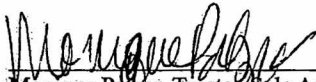
51
AS PER ORIGINAL

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: October 24, 2023


Monique Palzer, 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

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.

rec.
89324 AH

FILED

2023 OCT 26 AM 11:47

52

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Jana Richard
COUNTY CLERK

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 15, 2008 and recorded under Clerk's File No. 2008027562, in the real property records of FORT BEND County Texas, with Donald Aikens and wife Trailaria Aikens as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for IndyMac Bank, F.S.B., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Donald Aikens and wife Trailaria Aikens securing payment of the indebtedness in the original principal amount of \$417,000.00 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 Donald Aikens and Trailaria Aikens. PHH Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. 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 ONE (1) IN BLOCK THREE (3), BRIDLEWOOD ESTATES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF UNDER SLIDE NO(S). 1560/A&B, 1561 A&B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/05/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

Executed on 10/23/2023.

/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. 44-20-0037

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FILED

2023 OCT 26 AM 9:44

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7511 SUMMER SHORE DRIVE
ROSENBERG, TX 77471

John P. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

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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: December 05, 2023 ✓

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 2006 and recorded in Document CLERK'S FILE NO. 2007004380; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2014029476 real property records of FORT BEND County, Texas, with NNEKA CHARYSE WILLIAMS AND LEONARD C WILLIAMS JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NNEKA CHARYSE WILLIAMS AND LEONARD C WILLIAMS JR, securing the payment of the indebtednesses in the original principal amount of \$237,031.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301



NTSS00000009504226

7511 SUMMER SHORE DRIVE
ROSENBURG, TX 77471

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00000009504226

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

7511 SUMMER SHORE DRIVE
ROSENBURG, TX 77471

00000009504226

63

00000009504226

FORT BEND

EXHIBIT "A"

LOT NINETEEN (19), IN BLOCK ONE (1) OF FINAL REPLAT OF SUMMER LAKES, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20040172, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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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.

DEED OF TRUST INFORMATION:

Date: 09/15/2014
Grantor(s): BENNETT YANG AND KATHERINE ZHQO, A MARRIED COUPLE
Original Mortgagee: JPMORGAN CHASE BANK, N.A.
Original Principal: \$476,000.00
Recording Information: Instrument 2014103078
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 27 HOLLINFARE CT, SUGAR LAND, TX 77479

2023 OCT 26 AM 11:46
FILED
COUNTY CLERK
FORT BEND COUNTY, TEXAS
rec: 89324 AH

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of December, 2023 ✓
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandy Dasigenis, Jeff Leva, Steve Leva 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 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 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

BY

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

By: _____

Exhibit "A"

LOT THIRTY-ONE (31), IN BLOCK ONE (1), OF SWEETWATER, SECTION TWELVE (12), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 803/B AND 804/A, 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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NOTICE OF SUBSTITUTE TRUSTEE SALE.

Deed of Trust Date: 4/1/2015	Grantor(s)/Mortgagor(s): KENRIC L HENRY
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Nationstar Mortgage LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2015034506	Property County: FORT BEND
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 12/5/2023	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT SIXTEEN (16), IN BLOCK TWO (2) OF RIVER RUN AT THE BRAZOS, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S SLIDE NO. 20080017, 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, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Steve Leva 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: 10/25/2023

Dated: 10/25/23



SANDY DASIGENIS

Printed Name:



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

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

FILED

2023 OCT 26 AM 11:46

MH File Number: TX-23-99223-POS
Loan Type: VA

rec: 89324 AH


COUNTY CLERK
FORT BEND COUNTY, TEXAS

Our Case Number: 23-04873-FC

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 14, 2008, MARYKUTTY M. MATHEWS AKA MARYKUTTY MATTHEWS, AN UNMARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2008082257 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, DECEMBER 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 in **FORT BEND COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF FORT BEND, AND STATE OF TEXAS, TO WIT: LOT 30, IN BLOCK 2, OF WOODBRIDGE OF FORT BEND COUNTY, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 1887/B, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 11418 ROCK BRIDGE LANE, SUGAR LAND, TX 77478

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: BANK OF AMERICA, N.A.

7105 CORPORATE DRIVE, PLANO, TX 75024-4100

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 24 day of October.



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

FILED

2023 OCT 27 AM 9:08

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec # 89690

Substitute Trustee Address:

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

FILED
2023 OCT 31 AM 8:16
90548 RH
Laura Richard 51
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: 12/05/2023

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

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

Property Address: 54 BIG TRAIL, MISSOURI CITY, TX 77459

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/23/2007 and recorded 03/05/2007 in Document 2007026671, real property records of Fort Bend County, Texas, with **Eduardo D. Fajardo and Marla Rose Fajardo, husband and wife** grantor(s) and **HIGHLAND CAPITAL LENDING, INC.** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4** 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 **Eduardo D. Fajardo and Marla Rose Fajardo, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$636,495.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

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

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

LOT FIVE (5) BLOCK ONE (1) OF SIENNA VILLAGE OF BEES CREEK, SEC. 3, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050170 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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Notice of [Substitute] Trustee Sale

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

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

Date: October 27, 2023



Monique Patzer, 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

**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.

58 FILED

2023 OCT 31 PM 1:17

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

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.**

Rec 9/27/23

WHEREAS, on September 4, 2013, Rufino Aragon and Cecilia Aragon as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Warren G. King, as Trustee, for Houston Value Housing, LLC (the "Lender"), which deed of trust secures the payment of that certain promissory note of even date therewith in the original principal amount of \$59,380.00, payable to the order of Houston Value Housing, LLC, which Deed of Trust is recorded on September 4, 2013 in Fort Bend County, Texas, in County Clerk's File No. 201311446. Such 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-One (21), in Block Thirty-One (31), of RIDGEMONT, SECTION FOUR (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 21, Page 5 of the Plat Records of Fort Bend County, Texas.

Commonly known as 5015 Ridgehaven Drive, Houston, TX 77053.

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 Lender, 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 the Substitute Trustee to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Jeff Leva, Sandy Dasigenis, Steve Leva is authorized to represent the mortgagee and is authorized to administer the foreclosure referenced herein.

The undersigned as mortgagee, or as mortgage servicer for the mortgagee under Texas Property Code Sec. 51. 0075, does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead Jeff Leva, Sandy Dasigenis, Steve Leva 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, 12/5/2023 at 1:00 PM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Fort Bend County, Texas, the Substitute Trustee will sell the Property at public venue to the

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highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows:

At the Fort Bend County 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagor to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without 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 Purchase shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES(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.

WITNESS, my hand this October 26, 2023.



By: Liang Gao, attorney for Mortgagee m



By: SANDY DASIGENIS, Substitute Trustee

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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 FORTY-TWO (42), IN BLOCK TWO (2), OF WINFIELD LAKES, SECTION SEVENTEEN (17), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130269 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/24/2014 and recorded in Document 2014140286 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: 12/05/2023 ✓

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by APRIL J. MILLS AND LAMAR D. MILLS, provides that it secures the payment of the indebtedness in the original principal amount of \$190,811.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

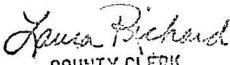
For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

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

FILED

2023 NOV -2 AM 11:04


COUNTY CLERK
FORT BEND COUNTY, TEXAS
Rec. 11/02/23 AM

FILED

2023 NOV -2 AM 9:53

60

23TX837-0076
5327 FARM HILL WAY, FULSHEAR, TX 77441

NOTICE OF FORECLOSURE SALE

Spencer Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Property:

The Property to be sold is described as follows:

LOT 2, BLOCK 1, OF FULBROOK ON FULSHEAR CREEK SECTION NINE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200257, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Security Instrument:

Deed of Trust dated June 21, 2022 and recorded on June 23, 2022 as Instrument Number 2022084500 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

December 05, 2023, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by ANNE M RAMOS AND ERIK J RAMOS secures the repayment of a Note dated June 21, 2022 in the amount of \$869,100.00. CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB, whose address is c/o Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB, 1177 West Loop South, Suite 700, Houston, TX 77027, is the current mortgagee of the Deed of Trust and Note and Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB 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.

Rec 97393 AM



4800864

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

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

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

see 91393 AM
FILED 61
2023 NOV -2 AM 9:54

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 April 15, 2005 and recorded under Clerk's File No. 2005045588, in the real property records of FORT BEND County Texas, with Courtni Wickware Turner, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company LTD, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Courtni Wickware Turner, an unmarried woman securing payment of the indebtedness in the original principal amount of \$98,826.00 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 Courtni Wickware Turner. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT 2, BLOCK 2, FINAL PLAT OF BRADFORD VILLAGE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NUMBER 2528/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/05/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

Executed on October 31, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-2723

FILED

per 91393 AM

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2023 NOV -2 AM 9:55

62

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 28, 2008 and recorded under Clerk's File No. 2008090136, in the real property records of FORT BEND County Texas, with Rajab K Ali, Joined herein Pro Forma by his spouse, Kulsum Rajab Ali as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Bank, FSB, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Rajab K Ali, Joined herein Pro Forma by his spouse, Kulsum Rajab Ali securing payment of the indebtedness in the original principal amount of \$354,650.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Rajab K Ali. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT EIGHTEEN (28), IN BLOCK FOUR(4), OF TELFAIR SECTION 17, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070156, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/05/2023

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 62

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

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

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

Executed on October 31, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-22-1404

FILED

2023 NOV -2 AM 9:56

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Laura Richard 63
COUNTY CLERK
FORT BEND COUNTY, TEXAS
Rec: 91393 AM

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.: 117562-TX

Date: October 26, 2023

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: NORMAN NED, UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR GENEVA FINANCIAL, LLC, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 8/4/2020, RECORDING INFORMATION: Recorded on 8/4/2020, as Instrument No.
2020100663

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 16 IN BLOCK 15 OF QUAIL VALLEY
SUBDIVISION, ELDORADO SECTION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7, PAGE 1 OF THE PLAT
RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/5/2023, the foreclosure sale will be conducted in
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

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

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


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



63

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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

FILED

2023 NOV -2 AM 9: 58

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: February 25, 2017

Amount: \$260,035.00

Grantor(s): MARK A ANZALDUA and NURIA J ANZALDUA

Original Mortgagee: LOANDEPOT.COM, LLC DBA IMORTGAGE

Current Mortgagee: LOANDEPOT.COM, LLC

Mortgagee Address: LOANDEPOT.COM, LLC, 5465 LEGACY DRIVE, SUITE 400, PLANO, TX 75024

Recording Information: Document No. 2017022277

Legal Description: LOT 8, BLOCK 1, BONBROOK PLANTATION NORTH SECTION ELEVEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140253, MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec: 91393 AH

Date of Sale: December 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KENNEY 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 OR STEVE LEVA 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: 2020-000488

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

FILED

2023 NOV -2 AM 9:58

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: July 16, 2021

Amount: \$244,916.00

Grantor(s): ANTOINE GRIFFIN and VERONICA GRIFFIN

Original Mortgagee: CROSSCOUNTRY MORTGAGE, LLC, A LIMITED LIABILITY COMPANY

Current Mortgagee: CROSSCOUNTRY MORTGAGE, LLC.

Mortgagee Address: CROSSCOUNTRY MORTGAGE, LLC., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2021121228

Legal Description: LOT 1, IN BLOCK 1, OF STILL CREEK RANCH SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 20190044, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

91393
AM

Date of Sale: December 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

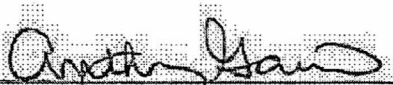
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FORT BEND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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


JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KENNEY 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 OR STEVE LEVA 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 Adams Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-004724


Printed Name: SANDY DASIGENIS
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

22TX373-0400
6431 BOX BLUFF COURT, SUGAR LAND, TX 77479

FILED

2023 NOV -2 AM 9:59

66

NOTICE OF FORECLOSURE SALE

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS
Rec: 9/3/23
AH

Property:

The Property to be sold is described as follows:

LOT 52, IN BLOCK 5, A REPLAT OF ROBINSON LANDING, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 800/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Security Instrument:

Deed of Trust dated May 31, 2019 and recorded on June 21, 2019 as Instrument Number 2019066627 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

December 05, 2023, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by ALAN CROTTS secures the repayment of a Note dated May 31, 2019 in the amount of \$234,972.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

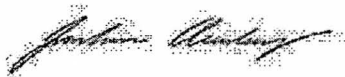
Substitute Trustee:

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

66
Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Dustin George

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Helen Henderson, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of December, 2023
Time: 1:00 p.m. or not later than three hours after that time
Place: THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310
HIGHWAY 36 SOUTH, ROSENBERG, TX 77471

2023 NOV -2 AM 10:00

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec: 91393 AH

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

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

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

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

MORTGAGE SERVICING INFORMATION:

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

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

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

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

DOCUMENT PREPARED BY:

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

Certificate of Posting

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

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

EXHIBIT "A"

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

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NOTICE OF SUBSTITUTE TRUSTEE SALE

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Deed of Trust Date: 6/15/2007	Grantor(s)/Mortgagor(s): JOHN LEE BANKS AND KATIE BANKS HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: BANK OF AMERICA, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2007075203	Property County: FORT BEND
Mortgage Servicer: Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 7105 Corporate Drive, Plano, TX 75024
Date of Sale: 12/5/2023 ✓	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT SEVENTEEN (17), IN BLOCK THIRTY-TWO (32), OF QUAIL VALLEY EAST SUBDIVISION, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 3 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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, Steve Leva 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 their 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.

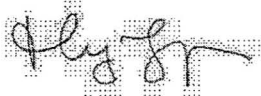
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

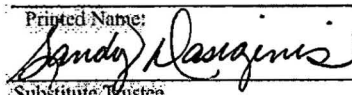
Dated: 10/30/2023

Dated: 11/2/23



SANDY DASIGENIS

Printed Name:



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

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

rec. 91393 AU

FILED

2023 NOV -2 AM 11:00

MH File Number: TX-23-99109-POS
Loan Type: Conventional Residential


COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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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.

DEED OF TRUST INFORMATION:

Date: March 15, 2001
Grantor(s): Angeles Chavez, A Married Person and Jose A. Chavez, Signing Pro Forma To Perfect Lien Only
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender
Original Principal: \$121,600.00
Recording Information: 2001023496
Property County: Fort Bend
Property: LOT NINETEEN (19) IN BLOCK FOUR (4) OF THE REPLAT OF SUGAR MILL, SECTION TWO (2) A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24 PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
Property Address: 610 Rozelle Avenue
Sugar Land, TX 77498

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: US Bank trust national Association, not in its individual capacity, bot solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL3
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 100 MS 561
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: December 5, 2023 ✓
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: 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.
Substitute Trustee: Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

FILED

Nov 9 13 73 AM

2023 NOV -2 AM 11:01

1

PLG File Number: 23-011495-1

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

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



Paige Jones

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CERTIFICATE OF POSTING

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

Declarant's Name: _____

Date: _____

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

WITNESS MY HAND this _____ day of _____, _____.

11/2/2023

FILED

rev 91393 AH

2023 NOV -2 AM 11:02

23-156047

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: November 30, 2007	Original Mortgagor/Grantor: MIGUEL TELLEZ TREJO AND ALMA D. TREJO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONAL FUTURE MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LEGACY MORTGAGE ASSET TRUST 2021-GS1
Recorded in: Volume: N/A Page: N/A Instrument No: 2007147834	Property County: FORT BEND
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

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

Secures: Note in the original principal amount of \$106,681.00, executed by ALMA D. TREJO; MIGUEL TELLEZ TREJO and payable to the order of Lender.

Property Address/Mailing Address: 163 KINGS WAY, STAFFORD, TX 77477

Legal Description of Property to be Sold: LOT NINETY-ONE (91), IN BLOCK THREE (3), OF KINGSWAY, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 27 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

Date of Sale: December 5, 2023 /	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LEGACY MORTGAGE ASSET TRUST 2021-GS1*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the



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

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Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LEGACY MORTGAGE ASSET TRUST 2021-GS1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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

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

/s/Mary Akapo

Mary Akapo

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24125990

marakapo@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

NOTICE OF TRUSTEE'S SALE

FILED Rec: 91393 AH

2023 NOV -2 AM 11:02

DEED OF TRUST INFORMATION:

Grantor(s)	Nathaniel Reams, Sr. and Tawanna Lakesha Self	Deed of Trust Date	December 30, 2020
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$220,000.00 COUNTY CLERK FORT BEND COUNTY, TEXAS
Recording Information	Instrument #: 2020188544 in Fort Bend County, Texas	Original Trustee	David Zalman
Property Address	1915 Long Barrel Lane, Missouri City, TX 77489	Property County	Fort Bend

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	12/05/2023 ✓
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471. in Fort Bend County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissioner's Court.
Substitute Trustees	Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT 36, BLOCK 2, OF HUNTER'S GLEN, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 8, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00690

PAGE 1

NOTICE OF TRUSTEE'S SALE

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shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling 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 30, 2023.

/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

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72

Notice of Foreclosure Sale

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

Jana Richard
FORT BEND COUNTY, TEXAS
2/18/11

1. *Property to Be Sold.* The property to be sold is described as follows: Lot Four (4) in Block Twenty-four (24) of the Town of Rosenberg, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume P, Page 146, of the Deed Records of Fort Bend County, Texas, and being the property located at 409 5th Street, Rosenberg, Texas 77471, together with all improvements, fixtures, and appurtenances thereto

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 2022127785, Official Public Records of Fort Bend County, Texas.

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

Date: December 5, 2023 ✓

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the foreclosure sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: Fort Bend County Fairgrounds—Building C, 4310 Highway 36 South, Rosenberg, Texas 77471.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled 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.

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

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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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*, the trustee or any substitute 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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Juan Rodriguez. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$31,500.00, executed by Juan Rodriguez, and payable to the order of Lone Star Neighborhood Development, LLC; and (b) any and all present and future indebtednesses of Juan Rodriguez to Lone Star Neighborhood Development, LLC. Terra Firma Land Holdings LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Terra Firma Land Holdings LLC.

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.

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

Dated November 3, 2023.



WALT FAIR, Trustee
Attorney for Terra Firma Land Holdings LLC
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
walt@waltfairpllc.com

NOTICE OF FORECLOSURE SALE

Notice is hereby given of public nonjudicial foreclosure sale.

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

Lot Three (3), Block One (1), of Dave Fields, a subdivision to the City of Richmond, Fort Bend County, Texas, as per plat recorded in Volume 230, Pages 266 and 267, Deed Records of Fort Bend County, Texas

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

Date: Tuesday, December 5, 2023

Time: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter. The sale shall be completed by no later than 4:00 pm.

Place: Fort Bend County Fairgrounds - Building C
4310 Highway 36 South
Rosenberg, TX 77471

The deed of trust permits the beneficiary to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

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

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Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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Receipt #
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J.T.

not been subordinated to the deed of trust. Prospective bidders are strongly encouraged to examine the applicable property records to determine the nature and extent of such matters, if any.

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4. Type of Sale: The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Siera Dorn. The deeds of trust are dated October 13, 2016 and are recorded in the office of the County Clerk of Fort Bend County, Texas under County Clerk's File No. 2016114615 of the Official Public Records of Fort Bend County, Texas.
5. Obligations Secured: The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$90,000.00, executed by Siera Dorn payable to the order of Fort Bend Habitat for Humanity; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Siera Dorn, to Fort Bend Habitat for Humanity. Fort Bend Habitat for Humanity is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of November 1, 2023, the following amounts are owed on the note: \$76109.26 of principal, \$3380.21 of escrow and \$ -0- of interest. The note is bearing interest at the rate of \$-0-per day thereafter.

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

Fort Bend Habitat for Humanity, 505 Julie Rivers Drive, Ste.150,
Sugar Land, Texas. Attn: Sherwin Sun, telephone 281-403-0708.

6. Default and Request to Act: Default has occurred under the deed of trust, and the beneficiary has requested Sherwin Sun, as Trustee, to conduct this sale. Notice is given that before the sale and beneficiary may appoint another person substitute trustee to conduct the sale.
7. Notice to Armed Forced 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 on active military

duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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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Dated: November 1, 2023



Sherwin Sun, Trustee
505 Julie Rivers Dr. Ste. 150
Sugar Land, TX 77478
Telephone: 281-403-0708

NOTICE OF FORECLOSURE SALE

FILED

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Notice is hereby given of public nonjudicial foreclosure sale.

1. Property to be sold: The property to be sold is described as follows:
Lot 23, Block 3 of Westbury Village, a subdivision in Fort Bend County, Texas,
according to the map or plat thereof recorded in the real estate records of Fort Bend
County, Texas.

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Receipt #
92589
J.R.

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

Date: Tuesday, December 5, 2023

Time: The sale shall begin no earlier than 10:00 am or no later than three
hours thereafter. The sale shall be completed by no later than 4:00 pm.

Place: Fort Bend County Fairgrounds - Building C
4310 Highway 36 South
Rosenberg, TX 77471

The deed of trust permits the beneficiary to postpone, withdraw or
reschedule the sale for another day. In that case, the Trustee or substitute
trustee under the deed of trust need not appear at the date, time and place of
a scheduled sale to announce the postponement, withdrawal, or
rescheduling. Notice of the date of any rescheduled foreclosure sale will be
reposted and refilled in accordance with the posting and filing requirements
of the Texas Property Code. Such reposting or refilling may be after the
date originally scheduled for this sale.

3. Terms of Sale: The sale will be conducted as a public auction to the highest
bidder for cash, subject to the provisions of the deed of trust permitting the
beneficiary thereunder to have the bid credited to the note up to the amount
of the unpaid debt secured by the deed of trust at the time of the 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 encouraged to examine the applicable property records to determine the nature and extent of such matters, if any.

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4. Type of Sale: The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Sonya Scott. The deed of trust is dated June 7, 2001 and is recorded in the office of the County Clerk of Fort Bend County, Texas under County Clerk's File No. 2001051457 of the Official Public Records of Fort Bend County, Texas.
5. Obligations Secured: The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$36,197.00, executed by Sonya Scott payable to the order of Fort Bend Habitat for Humanity; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Sonya Scott, to Fort Bend Habitat for Humanity. Fort Bend Habitat for Humanity is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of November 1, 2023, the following amounts are owed on the note: \$9090.77 of principal, \$1848.75 of escrow and \$ -0- of interest. The note is bearing interest at the rate of \$-0-per day thereafter.

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

Fort Bend Habitat for Humanity, 505 Julie Rivers Drive, Ste.150,
Sugar Land, Texas. Attn: Sherwin Sun, telephone 281-403-0708.

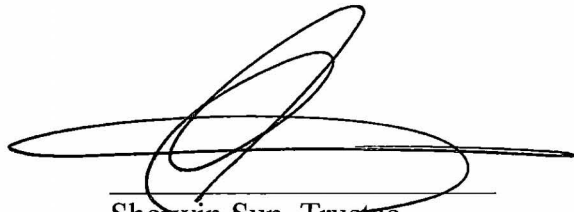
6. Default and Request to Act: Default has occurred under the deed of trust, and the beneficiary has requested Sherwin Sun, as Trustee, to conduct this sale. Notice is given that before the sale and beneficiary may appoint another person substitute trustee to conduct the sale.
7. Notice to Armed Forced 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 on active military

duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

14

Dated: November 1, 2023

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line.

Sherwin Sun, Trustee
505 Julie Rivers Dr. Ste. 150
Sugar Land, TX 77478
Telephone: 281-403-0708

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Notice of Substitute Trustee Sale

2023 NOV -7 PM 2: 08

F23-00186 TX
Jones

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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.

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

Date: **12/05/2023**
Time: The sale will begin no earlier than **1:00PM** or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM
Place: **Fort Bend** County, TX at the following location: **at the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA 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 11, Block 2, Water's Edge at Colony Lakes, Section Two, an addition in Fort Bend County, Texas, according to the map or plat recorded in Slide No. 1366/B, plat records of Fort Bend County, Texas

APN: 8960-02-002-0110-907

Commonly known as: 6702 Portuguese Bend Drive, Missouri City, TX 77459

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Rents and Security Agreement, dated 12/10/2021 (the "Deed of Trust") and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 12/14/2021 as Document No. 2021206156 of the Real Property Records of Fort Bend County, Texas.

Trustor(s): Andre Jones Original Beneficiary: Park Place Finance, LLC

Current Beneficiary: Pacific RBLF Funding Trust Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Megan Randle, Robin Johnson, Michele Sanders, 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, 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 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 \$283,500.00, executed by Andre Jones, and payable to the order of Park Place Finance, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Andre Jones. Pacific RBLF Funding Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

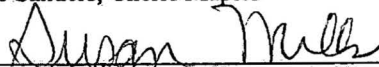
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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:

Pacific RBLF Funding Trust
500 Delaware Ave., 11th Floor
Wilmington DE 19801
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 11-6-23

Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Michele Sanders, Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

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AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.

111 Pacifica, Suite 140

Irvine, CA 92618

Attn: Trustee Department

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

THE STATE OF TEXAS

§

COUNTY OF FORT BEND

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§

WHEREAS, by Deed of Trust and Security Agreement dated December 11, 2020 recorded under County Clerk's File No. 2020177845 filed among the Official Real Property Records of Fort Bend County, Texas, (hereinafter the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, 428 West, LLC, a Texas limited liability company (hereinafter, the "Debtor"), conveyed to Linden T. Goehring, as Trustee to secure that one Real Estate Lien Note dated December 11, 2020 in the original principal amount of Two Hundred Sixteen Thousand and xx/100 (\$2116,000.00) executed by 428 West, LLC and payable to the order of Capital Bank (the "Note"); certain real property being described as follows:

LOT TWENTY-THREE (23), IN BLOCK ONE (1), OF TEAL RUN, SECTION FOUR (4), 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

together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, venetian blinds, drapes, rugs and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the above-described property and he improvements thereon, and all renewals, replacements, and substitutions thereof, and additions thereto, all of which said property and fixtures shall be deemed to be a part of and affixed to the above-described property and all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property, and all the estate right, title, and interest of ov every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof.

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Debtors have failed, and continue to fail, to pay the Note, Capital Bank as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and

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NOW, THEREFORE, **NOTICE IS HEREBY GIVEN** that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, at the Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or at the place that may be designated by the Commissioner's Court of Fort Bend County prior to the date of sale as the place for conducting such sale, to the highest bidder on Tuesday, the 5th day of December 2023, which sale shall begin at 11:00 a.m. or not later than three hours thereafter.

The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Capital Bank having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to Capital Bank under Section 9.50(d) of the Texas Business and Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER CAPITAL BANK NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

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

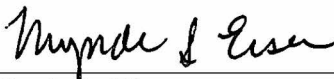
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or the Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling.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

The contact information for the Substitute Trustee is :

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Mynde S. Eisen
Law Office of Mynde S. Eisen, P.C.
6546 Greatwood Parkway, Suite C
Sugar Land, Texas 77479
(281) 545-8600
email: mynde@eisenlawoffice.com

EXECUTED in multiple originals this 1st day of November, 2023.



Mynde S. Eisen
Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

FILED
2023 NOV 18 AM 9:20
John Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

WHEREAS, by Deed of Trust and Security Agreement dated January 15, 2021 recorded under County Clerk's File No. 2021009711 filed among the Official Real Property Records of Fort Bend County, Texas, (hereinafter the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, 428 West, LLC, a Texas limited liability company (hereinafter, the "Debtor"), conveyed to Linden T. Goehring, as Trustee to secure that one Real Estate Lien Note dated January 15, 2021 in the original principal amount of One Hundred Eighteen Thousand Four Hundred and xx/100 (\$118,400.00) executed by 428 West, LLC and payable to the order of Capital Bank (the "Note"); certain real property being described as follows:

BEING A TRACT OF LAND CONTAINING 0.1664 ACRES (7,250 SQUARE FEET BEING ALL OF A TRACT OF LAND CONVEYED UNTO ROBERTO J. JIMENEZ BY DEED RECORDED IN COUNTY CLERKS FILE NO. 2008023383 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS BEING KNOWN AS TRACT 15, OF LITTLE MEXICO, AN UNRECORDED SUBDIVISION OUT OF THE ORIGINAL LOT 33 OF THE ROSENBERG FARMS SUBDIVISION OF THE HENRY SCOTT LEAGUE, FORT BEND COUNTY, TEXAS BEING A PORTION OF THE 0.86 ACRE TRACT OF LAND CONVEYED UNTO MARTIN BIJARRO BY DEED RECORDED IN VOLUME 246, PAGE 413 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 0.1664 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

FILED
2023 NOV -8 AM 9:40
John Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS
REC 930V1

together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, venetian blinds, drapes, rugs and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the above-described property and he improvements thereon, and all renewals, replacements, and substitutions thereof, and additions thereto, all of which said property and fixtures shall be deemed to be a part of and affixed to the above-described property and all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property, and all the estate right, title, and interest of ov every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof.

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Debtors have failed, and continue to fail, to pay the

Note, Capital Bank as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and

NOW, THEREFORE, **NOTICE IS HEREBY GIVEN** that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, at the Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or at the place that may be designated by the Commissioner's Court of Fort Bend County prior to the date of sale as the place for conducting such sale, to the highest bidder on Tuesday, the 5th day of December 2023, which sale shall begin at 11:00 a.m. or not later than three hours thereafter.

The sale noticed herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Capital Bank having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to Capital Bank under Section 9.50(d) of the Texas Business and Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER CAPITAL BANK NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

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

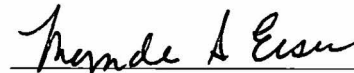
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or the Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling.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

The contact information for the Substitute Trustee is :

77

Mynde S. Eisen
Law Office of Mynde S. Eisen, P.C.
6546 Greatwood Parkway, Suite C
Sugar Land, Texas 77479
(281) 545-8600
email: mynde@eisenlawoffice.com

EXECUTED in multiple originals this 1st day of November, 2023.



Mynde S. Eisen
Substitute Trustee

11

Exhibit "A"
Property Description

Being a tract of land containing 0.1664 acres (7,250 square feet), being all of a tract of land conveyed unto Roberto J. Jimenez by deed recorded in County Clerk's File No. 2008023383 of the Official Public Records of Fort Bend County, Texas, being known as Tract 15, of Little Mexico, an unrecorded subdivision out of the original Lot 33, of the Rosenberg Farms Subdivision of the Henry Scott League, Fort Bend County, Texas, being a portion of the 0.86 acre tract of land conveyed unto Martin Bijarro by deed recorded in Volume 246, Page 413 of the Deed Records of Fort Bend County, Texas. Said 0.1664-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of the Martin Bijarro 0.86 acre tract, in the south right-of-way line of Jefferson Street (50.00 feet wide);

THENCE West with the south right-of-way line of said Jefferson Street and the north line of said 0.86 acre tract, a distance of 150.00 feet to a found 5/8-inch iron rod for the northeast corner of said tract herein described;

THENCE South, a distance of 145.00 feet to a found 5/8-inch iron rod for the southeast corner of said tract herein described;

THENCE West, a distance of 50.00 feet to a found 5/8-inch iron rod for the southwest corner of said tract herein described;

THENCE North, a distance of 145.00 feet to a found 5/8-inch iron rod in the south right-of-way line of Jefferson Street, in the north line of said 0.86 acre tract, and for the northwest corner of said tract herein described;

THENCE East with the south right-of-way line of said Jefferson Street and the north line of said 0.86 acre tract, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1664 acres (7,250 square feet), more or less.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

FILED

93352 RH

2023 NOV -9 AM 9:46

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.

FORT BEND COUNTY, TEXAS

1. **Property to Be Sold.** The property to be sold is described as follows: LOT NINETEEN (19), BLOCK ONE (1), OF CREEKSIDE AT CROSS CREEK RANCH SECTION TWO, LOCATED IN THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NO. 20070241 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/23/2008 and recorded in Document 2008131612 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: 12/05/2023

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by MICHAEL EUGENE MCKENZIE AND JUDY ARNOLD MCKENZIE, provides that it secures the payment of the indebtedness in the original principal amount of \$183,829.00. and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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.auction.com or (800) 280-2832

Certificate of Posting

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

FILED

2023 NOV -9 AM 9:46

Spura 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 4, IN BLOCK 4 OF SIENNA VILLAGE OF SHIPMAN'S LANDING, SECTION 25, PARTIAL REPLAT NO. 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20090118 OF THE MAP AND/OR PLAT RECORDS FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/21/2014 and recorded in Document 2014055128 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: 12/05/2023

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by CHARLES A. YOUNG, provides that it secures the payment of the indebtedness in the original principal amount of \$552,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC 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 Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Mortgage Assets Management, LLC obtained a Order from the 458th District Court of Fort Bend County on 09/27/2023 under Cause No. 23-DCV-304603. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

For additional sale information visit: www.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

93353 Rk

2023 NOV -9 AM 9:46

80

TS No.: 2023-05613
23-000056-568

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Notice of Substitute Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 12/05/2023

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

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

Property Address: 1806 WEDGEWOOD CT, MISSOURI CITY, TX 77489

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property. 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 07/02/2021 and recorded 07/08/2021 in Document 2021113549, real property records of Fort Bend County, Texas, with **LINDA SWARZMAN, A(N) INDIVIDUAL** grantor(s) and **RIVERBEND FUNDING, LLC** as Lender, **NP MASTER TRUST I (CAYMAN) LLC** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LINDA SWARZMAN, A(N) INDIVIDUAL**, securing the payment of the indebtedness in the original principal amount of **\$146,100.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **NP MASTER TRUST I (CAYMAN) LLC** 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.: 2023-05613
23-000056-568

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: 11/8/2023

Manze Vidrine
Printed Name: Manze 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

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.: 2023-05613
23-000056-568

EXHIBIT A

LOT FORTY-SEVEN (47), IN BLOCK FOUR (4), OF HUNTER'S GLEN SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 6, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED 95353 PLK

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.

2023 NOV 9 AM 9:18
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated December 22, 2017, executed by ABRAHAM DAVID COX AND MELANIE SUE COX, HUSBAND AND WIFE, ("Mortgagor") to Michael L. Riddle, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, COUNTRYPLACE MORTGAGE, LTD ("Mortgagee"), filed for record under Instrument No. No. 2017142805, Official Public Records of Fort Bend County, Texas, and modified by that certain Loan Modification Agreement dated May 4, 2018, filed for record under Instrument No. 2018060154, Official Public Records of Fort Bend County, Texas, and assigned to COUNTRYPLACE MORTGAGE, LTD, by that certain Assignment of Deed of Trust dated September 7, 2023, filed for record under Instrument No. 2023086901, Official Public Records of Fort Bend County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, or Martin Beltran, whose business address is 1 Mauchly, Irvine, CA 92618, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on Tuesday, December 5, 2023, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Fort Bend County Courthouse at the place designated by the Commissioner's Court for such sales in Fort Bend County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

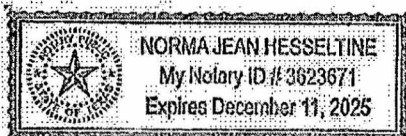
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 7 day of November, 2023.

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 7 day of November, 2023, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

81

LOTS NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), IN BLOCK THIRTY-FIVE (35), OF THE TOWN OF BEASLEY, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 91 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

Return to:
K. Clifford Littlefield
Upton, Mickis & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

93353 RB

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of December, 2023
Time: 1:00 p.m. or not later than three hours after that time
Place: THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C-4310
HIGHWAY 36 SOUTH, ROSENBERG, TX 77471

2023 NOV -9 AM 9:39

82

TERMS OF SALE: CASH

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: February 21, 2023
Grantor(s): Wisam Ali Muharib
Original Mortgagee: Velocity Commercial Capital, LLC
Original Principal: \$149,100.00
Recording Information: Deed Inst.# 2023016095
Current Mortgagee/Beneficiary: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-2
Secures: Term Note (the "Note") in the original principal amount of \$149,100.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Fort Bend
Property Description: (See Attached Exhibit "A")
Property Address: 16750 Quail Run Drive, Missouri City, TX 77489-5341
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

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

SUBSTITUTE TRUSTEE(S): Lisa A. Frank, Jennifer Murphy, McCalla Raymer Leibert Pierce, LLC, Sandy Dasigenis, Jeff Leva, Steve Leva, or Patricia Poston, or any. **THE INSTRUMENT WHICH APPOINTED THESE SUBSTITUTE TRUSTEES TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING SUCH APPOINTMENT IS THE ATTORNEY OR AUTHORIZED AGENT OF MORTGAGEE OR MORTGAGE SERVICER AND SUCH APPOINTMENT OF SUBSTITUTE TRUSTEE WAS RECORDED OCTOBER 6, 2023, DOCUMENT NO. 2023096915, FORT BEND COUNTY RECORDS.**

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

DOCUMENT PREPARED BY:

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

Certificate of Posting

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

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

EXHIBIT "A"

Lot Fifty-Three (53), in Block Five (5), of Quail Run, Section Two (2), a Subdivision in Fort Bend County, Texas, according to the Map or Plat thereof, recorded in Volume 22, Page 30, of the Plat Records of Fort Bend County.

f2

NOTICE OF TRUSTEE'S SALE

83
FILED
 93353 PK
 2023 NOV -9 AM 9:40

DEED OF TRUST INFORMATION:

Grantor(s)	Maria Del Carmen Villarreal	Deed of Trust Date	January 30, 2019
Original Mortgagee	IberiaBank	Original Principal	\$196,557.28
Recording Information	Instrument #: 2022130826 as an exhibit to an "Affidavit of Facts" in Fort Bend County, Texas	Original Trustee	Frank A. Yonish
Property Address	12807 Battle Road, Beasley, TX 77417	Property County	Fort Bend

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	First Horizon Bank, successor by merger to IBERIABANK	Mortgage Servicer	First Horizon Bank
Current Beneficiary	First Horizon Bank, successor by merger to IBERIABANK	Mortgage Servicer Address	165 Madison Avenue, Memphis, TN 38101

SALE INFORMATION:

Date of Sale	12/05/2023
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471. in Fort Bend County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Fort Bend County Commissioner's Court.
Substitute Trustees	Sandy Dasigenis, Jeff Leva, Patricia Poston, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

COMMENCING AT A 3/4" IRON PIPE FOUND ON THE NORTHWEST CORNER OF LOT 24 OF THE KENDALL SUBDIVISION (VOLUME 11, PAGE 424, DEED RECORDS) IN THE J.M. MCCORMICK LEAGUE, ABSTRACT 57, FORT BEND COUNTY, TEXAS, AND BEING IN THE SOUTHERLY LINE OF BATTLE ROAD, AND SAME BEING THE NORTHEAST CORNER OF THE ADJOINING LOT 25 OF THE AFOREMENTIONED KENDALL SUBDIVISION;

THENCE NORTH 63 DEGREES, 45 MINUTES, 05 SECONDS E., ALONG THE SOUTHERLY LINE OF BATTLE ROAD, SAME BEING THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 24, A DISTANCE OF 317.04 FEET TO A 1/2 INCH IRON ROD FOUND ON SAID LINE AND BEING THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE N. 63 DEGREES, 40 MINUTES, 40 SECONDS E., ALONG THE SOUTHERLY LINE OF BATTLE ROAD, 148.875 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE MOST NORTHERLY POINT ON THE CENTERLINE OF THE HEREIN DESCRIBED TRACT;

THENCE S. 29 DEGREES, 18 MINUTES, 18 SECONDS E., ALONG THE CENTERLINE OF A 60.00 FOOT WIDE ROAD EASEMENT, 1003.86 FEET TO A 1/2 INCH IRON PIPE TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

No November 9, 2023

THENCE S. 60 DEGREES W. 156.12 FEET TO A 1/2 INCH IRON PIPE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N. 28 DEGREES, 53 MINUTES, 03 SECONDS W., 1013.53 FEET TO THE PLACE OF BEGINNING, THE SAME BEING THE NORTHEAST CORNER OF A 10 ACRE TRACT CONVEYED BY ROUGH CANYON RANCH, LTD. TO THE VETERANS LAND BOARD OF TEXAS AND PHILIP GETZ, NO. 97424, AND CONTAINING 3.5291 ACRES OF LAND, MORE OR LESS.

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.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 901-00014

PAGE 1

NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling 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 3, 2023.

/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

93353 RA

2023 NOV -9 AM 9: 35

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Anna Richard SM
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 05, 2016 and recorded under Clerk's File No. 2016001636, in the real property records of FORT BEND County Texas, with Said Guliyev and Aytan Jamal, Husband and Wife, and Rashad Jamal, Leyla Jamal, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Pulte Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Said Guliyev and Aytan Jamal, Husband and Wife, and Rashad Jamal, Leyla Jamal, Husband and Wife securing payment of the indebtedness in the original principal amount of \$302,725.00 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 Said Guliyev, Aytan Jamal, Rashad Jamal, Leyla Jamal. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT 27, BLOCK 1, OF PIN OAK ENCLAVE, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NO. 20150049, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/05/2023 ✓

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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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 Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on November 6, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-2781

FILED

Notice of Foreclosure Sale

2023 NOV -9 AM 11:52

85

November 9, 2023

Deed of Trust ("Deed of Trust"):

Dated: December 9, 2016

Grantor: WF4U Holdings, LLC, a Texas limited liability company

Trustee: Pamela S. Keever or Kathleen S. Wiesenthal

Lender: Quest Trust Company, FKA Quest IRA, Inc., FBO Olubukola A. Orekha IRA#26778-II (as to an undivided interest of 46.1%) and Quest Trust Company, FKA Quest IRA, Inc. FBO Olubukola A. Orekha IRA#26778-2I (as to an undivided interest of 53.9%)

Recorded in: Deed of Trust recorded in the Official Public Records of Fort Bend County, Texas under County Clerk's file number 2016141059, as renewed and extended most recently by that document filed in the Official Public Records of Fort Bend County, Texas under County Clerk's file number 2023018144

Legal Description: See Attached Exhibit A

Secures: Promissory Note ("Note") in the original principal amount of \$260,000.00, executed by WF4U Holdings, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender

Substitute Trustee: Mark D. Wilson

Substitute Trustee's

Address: P. O. Box 522, Sealy, TX, 77474

Foreclosure Sale:

Date: Tuesday, December 5, 2023 ✓

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

Place: Fort Bend County Fairgrounds - Building C
4310 Highway 36 South
Rosenberg, Texas 77471

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

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

Jenna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS
Rec: 93422 AH

EXHIBIT A

85

Being a tract of land containing 0.1517 acres (6,608 square feet), situated in the Churchill Fulshear League, Abstract 29, Fort Bend County, Texas, being a portion of the William Branch Tract, said tract recorded in Volume 99, Page 583 of the Deed Records, of Fort. Bend County, Texas, being all of a tract of land conveyed unto Carole Ann McCann, by deed recorded in Fort Bend County Clerk's File No. 2009022802 of the Official Public Records of Fort Bend County, Texas. Said 0.1517- acre tract being more particularly described by metes and bounds as follows;

COMMENCING at the southwest corner of said William Branch Tract;

THENCE North 84°30'00" East, along the north line of a tract of land conveyed unto Fort Bend County Emergency Services District #4, by deed recorded in Fort Bend County Clerk's File No. 2013044382 of the Official Public Records of Fort Bend County, Texas, a distance of 471.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 05°30'00" West, along the southeast line of a tract of land conveyed unto Mahendra Patel, by deed recorded in Fort Bend County Clerk's File No. 2011030818 of the Official Public Records of Fort Bend County, Texas, a distance of 100.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

THENCE North 84°30'00" East along a south line of said Patel Tract, a distance of 34.20 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the southwest right-of-way line of Wallis Street (right-of-way varies) for the most northerly northeast corner of the said tract herein described;

THENCE South 48°30'00" East, along the southwest right-of-way line of said Wallis Street, a distance 59.82 feet to a set 1/2-inch iron rod with, cap marked "SURVEY 1" for the most easterly northeast corner of the said tract herein described;

THENCE South 05°30' 00" East, along the west right-of-way line of said Wallis Street, a distance of 56.25 feet to a set ½ inch iron rod with cap marked "SURVEY 1" for the southeast corner of the said tract herein described;

THENCE South 84° 30'00" West, along the north line of said District #4 Tract, a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.1517 acres (6,608 square feet), more or less.

FILED

2023 NOV 13 AM 11:35

Rec 93856 d.T.

86

7019 NATCHEZ DRIVE
RICHMOND, TX 77469

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

00000006973572

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: December 05, 2023 •

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 24, 2003 and recorded in Document CLERK'S FILE NO. 2003088923 real property records of FORT BEND County, Texas, with TRACEY MOORE SHEFFIELD, AN UNMARRIED WOMAN, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TRACEY MOORE SHEFFIELD, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$69,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-5 ASSET BACKED PASS-THROUGH CERTIFICATES is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



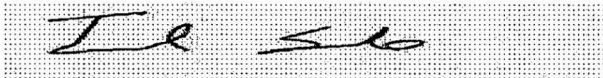
7019 NATCHEZ DRIVE
RICHMOND, TX 77469

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00000006973572

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 SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR PATRICIA POSTON 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: _____

7019 NATCHEZ DRIVE
RICHMOND, TX 77469

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86 FORT BEND

EXHIBIT "A"

LOT THIRTY-TWO (32), IN BLOCK FIVE (5), 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 MAP RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF FORT BEND

DEED OF TRUST:

Date: October 9, 2018
Grantor: Fahad Naveed and Sana Irshad
Original Beneficiary: BancorpSouth Bank
Trustee: Don W. Ledbetter, PLLC
Recording Info: Clerk's File No. 2018116990 of the Real Property Records of Fort Bend County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Lot 8, Block 1, Telfair Section 20, a Subdivision in Fort Bend County, Texas, according to the Map or Plat recorded in Plat No. 20080193, Plat Records of Fort Bend County, Texas.

DATE OF SALE: Tuesday, December 5, 2023
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Fort Bend County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Fort Bend County Courthouse, or, if there is no such entrance, then at the west wall of the Fort Bend County Courthouse.

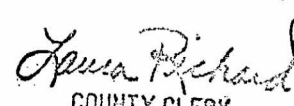
Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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

DATED: November 13, 2023


Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

FILED
2023 NOV 13 AM 11:36

COUNTY CLERK
FORT BEND COUNTY, TEXAS

2023102434
ELECTRONICALLY RECORDED
Official Public Records
10/24/2023 4:30 PM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 5 Fee: \$ 32.00

87
Filed
9/7/2023 11 19 AM
Beverley McGrew Walker
District Clerk
Fort Bend County, Texas
Norma Sosa

CAUSE NO. 23-DCV-306233

**In Re: Order for Foreclosure
Concerning
718 MOSS HAMMOCK WAY
SUGAR LAND, TX 77479
Under Tex. R. Civ. P. 736**

**Petitioner:
CADENCE BANK F/K/A
BANCORPSOUTH BANK**

**Respondents:
FAHAD NAVEED AND SANA IRSHAD**

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IN THE DISTRICT COURT

FORT BEND COUNTY, TEXAS

268th JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE
SALE AND FORECLOSURE SALE**

On this day, the Court considered the TEX. R. CIV. P. 736 Application for Home Equity Foreclosure Order filed by CADENCE BANK F/K/A BANCORPSOUTH BANK, its successors and assigns (hereinafter "Petitioner"). The Court has determined that it has jurisdiction over this matter and the parties in this proceeding. The Court is of the opinion that said Application should be granted. The Court finds:

1. Petitioner is CADENCE BANK F/K/A BANCORPSOUTH BANK, its successors and assigns.
2. Petitioner's address is 2778 W. Jackson Street, Bldg C, 2nd Floor, Tupelo, MS, 38801.
3. Respondent, whether singular or plural, is:

Fahad Naveed
718 Moss Hammock Way
Sugar Land, TX 77479

Fahad Naveed
10700 Stancliff Road
Houston, TX 77099

Sana Irshad
718 Moss Hammock Way
Sugar Land, TX 77479

Sana Irshad
10700 Stancliff Road
Houston, TX 77099



9/7/2023 NS
ROUTED TO COURT
RT'D TO D. CLERK 09-19-23 AA

Electronic Certified Copy

4. The property encumbered by the lien sought to be foreclosed is commonly known as 718 Moss Hammock Way, SUGAR LAND, TX 77479. 81

5. The legal description of the property encumbered by the lien sought to be foreclosed is:

LOT 8, BLOCK 1, TELFAIR SECTION 20, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT NO. 2008193, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

6. The recording or indexing information for the lien to be foreclosed is: Instrument Number 2018116990, and recorded in the real property records of Fort Bend County, Texas.

7. The type of lien listed in Rule 735 sought to be foreclosed is a home equity loan under TEX.CONST. art. XVI, § 50(a)(6).

8. The name of each person obligated to pay the loan agreement, contract, or lien sought to be foreclosed is: FAHAD NAVEED and SANA IRSHAD.

9. The name of each mortgagor, if any, of the lien sought to be foreclosed, if any, of the lien sought to be foreclosed who is not a maker or assumer of the underlying debt is: SANA IRSHAD.

10. There is a monetary default under the terms of the loan agreement, contract, or lien sought to be foreclosed as reflected more particularly below:

i. As of September 6, 2023, the number of unpaid scheduled payments is ten (10).

ii. As of September 6, 2023, the amount required to cure the default is \$91,949.07.

iii. As of September 6, 2023, the amount required to pay off the loan agreement, contract or lien is \$961,576.92, plus fees and costs.

Electronic Certified Copy



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11. The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and that the opportunity to cure has expired.

12. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

13. The Court further finds that this is an *in rem* proceeding; that the Application filed by Petitioner complies with Rule 735 and 736 of the Texas Rules of Civil Procedure; that Respondent has not previously filed a Response or the Response was deemed insufficient; that a copy of the required Notice with Certificate of Service has been on file with the Clerk of the Court for at least ten (10) days, exclusive of the date of filing; that Petitioner has met its burden of proof as to the elements of Rule 736; and that Petitioner should proceed with foreclosure of the Property under the terms of the Security Instrument and TEX.PROP. CODE § 51.002.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner, its successors and assigned, may proceed with the foreclosure of the property located at 718 Moss Hammock Way, Sugar Land, TX 77479, and described as follows:

LOT 8, BLOCK 1, TELFAIR SECTION 20, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT NO. 2008193, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

under the terms of the Texas Home Equity Security Instrument and TEX.PROP. CODE § 51.002.

All other relief not granted herein is denied.

SIGNED this the _____ day of 9/14/2023, 2023.

Steve Rogers *Maggie L. Johnson*
 9/18/2023 JUDGE PRESIDING

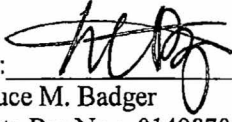
Electronic Certified Copy



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APPROVED AS TO FORM AND ENTRY REQUESTED:

BADGER LAW, PLLC

By: 
Bruce M. Badger
State Bar No.: 01498700
Travis C. Badger
State Bar No.: 24082646
3400 Avenue H, 2nd Floor
Rosenberg, TX 77471
Telephone: (281) 633-9900
Facsimile: (281) 633-9916
E-mail: tcb@badgerlawoffice.com
ATTORNEYS FOR PETITIONER

Electronic Certified Copy



Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

81

Bruce Badger on behalf of Travis Badger

Bar No. 24082646

bmb@badgerlawoffice.com

Envelope ID: 79300561

Filing Code Description: Motion (No Fee)

Filing Description: Applicant's Motion for Entry of Order in Accordance with Tex.R.Civ.P. 736.7

Status as of 9/7/2023 11:53 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Travis Badger		tcb@badgerlawoffice.com	9/7/2023 11:19:09 AM	SENT

I, BEVERLEY MCGREW WALKER, District Clerk of Fort Bend County, Texas, do hereby certify that the foregoing is a true, correct and full copy of the instrument herein set out as appears of record in the District Court of Fort Bend County, Texas.

This 23rd day of October 2023



BEVERLEY MCGREW WALKER

By Yolanda Cole Deputy

Electronic Certified Copy

FILED

2023 NOV 13 AM 11:36

Rec 03854
U.F.

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

88

00000009588237

15311 BEECHNUT STREET
HOUSTON, TX 77083

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: December 05, 2023 •

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 08, 2018 and recorded in Document CLERK'S FILE NO. 2018003764 real property records of FORT BEND County, Texas, with JESUS ANGEL GARZA AND MARIA D GARZA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JESUS ANGEL GARZA AND MARIA D GARZA, securing the payment of the indebtednesses in the original principal amount of \$151,320.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. J. P. MORGAN MORTGAGE ACQUISITION CORP. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

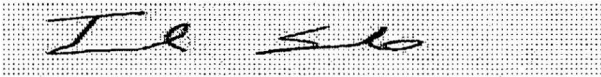


15311 BEECHNUT STREET
HOUSTON, TX 77083

00000009588237

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 SANDY DASIGENIS, JEFF LEVA, STEVE LEVA OR PATRICIA POSTON 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: _____

15311 BEECHNUT STREET
HOUSTON, TX 77083

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88 FORT BEND

EXHIBIT "A"

BEING A PARCEL OF LAND, HEREIN KNOWN AS TRACT 22, BLOCK 23, 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 LOT 18, BLOCK 23, ALSO BEING THAT SAME TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 1884, PAGE 2007, F.B.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED SAID TRACT 22, SAID POINT BEING SOUTH 81 DEGREES 56 MINUTES 08 SECONDS WEST, 10.86 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 18;

THENCE, SOUTH 81 DEGREES 56 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINES OF LOTS 32 AND 31, 56.67 FEET TO A FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID TRACT 22;

THENCE, NORTH 08 DEGREES 32 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF LOT 19, 117.56 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 22, SAID POINT LYING ON A CURVE IN THE SOUTH RIGHT-OF-WAY LINE OF 100.00 FOOT WIDE BEECHNUT STREET;

THENCE, 54.55 FEET, FOLLOWING SAID CURVE TO THE LEFT ALONG SAID BEECHNUT STREET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 22, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 29 SECONDS, A RADIUS OF 3,050.00 FEET, A LONG CHORD OF 54.55 FEET, AND A CHORD BEARING OF NORTH 80 DEGREES 56 MINUTES 44 SECONDS EAST;

THENCE, SOUTH 09 DEGREES 34 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF THAT 6,638 SQUARE FOOT TRACT OF LAND, KNOWN AS TRACT 21 AND DESCRIBED BY DEED RECORDED IN VOLUME 1093, PAGE 435, F.B.C.D.R., 118.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1506 ACRE, OR 6,559 SQUARE FEET, OF LAND

FILED

Rec 93856 UT

2023 NOV 13 AM 11:36

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

89
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3502 GARDEN ENCLAVE TRAIL
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: December 05, 2023 ✓

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 25, 2018 and recorded in Document CLERK'S FILE NO. 201809544; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2020039520, 2022060160 & 2023037303 real property records of FORT BEND County, Texas, with JEFFERY ACHANE, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEFFERY ACHANE, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$472,225.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE 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



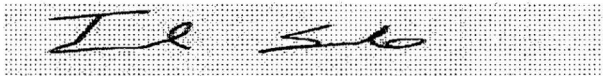
3502 GARDEN ENCLAVE TRAIL
RICHMOND, TX 77406

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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 JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY OR STEVE LEVA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

3502 GARDEN ENCLAVE TRAIL
RICHMOND, TX 77406

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89 FORT BEND

EXHIBIT "A"

LOT 8, BLOCK 1, OF HARVEST GREEN, SECTION 10, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170218, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2023 NOV 13 AM 11:36

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec 93856 U.T.
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2403 CLOUDY BAY DRIVE
FRESNO, TX 77545

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: December 05, 2023 •

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 29, 2014 and recorded in Document INSTRUMENT NO. 2014044004 real property records of FORT BEND County, Texas, with SAM BENAVIDEZ AND ELIZABETH BENAVIDEZ, 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 SAM BENAVIDEZ AND ELIZABETH BENAVIDEZ, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$168,874.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301



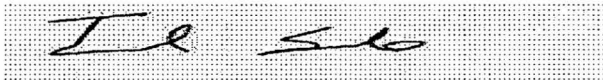
2403 CLOUDY BAY DRIVE
FRESNO, TX 77545

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

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



Israel Saucedo

Certificate of Posting

My name is _____, 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: _____

2403 CLOUDY BAY DRIVE
FRESNO, TX 77545

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FORT BEND

EXHIBIT "A"

90

LOT FIFTY-ONE (51), IN BLOCK ONE (1), OF WINFIELD LAKES, SECTION SIXTEEN (16), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070070 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

91

FILED
REC 93856
J.T.

2023 NOV 13 AM 11:36

Laura Richard
COUNTY CLERK
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: 06/26/2002
Grantor(s): REGINALD TARVER
Original Mortgagee: BANK OF AMERICA, N.A.
Original Principal: \$107,000.00
Recording Information: Instrument 2002068819
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 1919 FALL MEADOW 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: Bank of America, N.A.
Mortgage Servicer: Bank of America, N.A.
Current Beneficiary: Bank of America, N.A.
Mortgage Servicer Address: 7105 Corporate Dr., Plano, TX 75024

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of December, 2023 •
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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

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

91

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 FIVE (5), IN BLOCK FIVE (5), OF THUNDERBIRD NORTH, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 16, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

SANDY DASIGENIS

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4.5.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: February 28, 2022

Amount: \$1,618,738.00

Grantor(s): CLAUDE GBOBOH MARTIN and OVIGUE GBOBOH MARTIN

Original Mortgagee: MEMBER HOME LOAN, LLC, A LIMITED LIABILITY COMPANY.

Current Mortgagee: FIRST SERVICE CREDIT UNION

Mortgagee Address: FIRST SERVICE CREDIT UNION, PO Box 941914, HOUSTON, TX 77094

Recording Information: Document No. 2022028990

Legal Description: LOT 1, BLOCK 1, OF FINAL PLAT OF FULSHEAR RUN SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200158, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Date of Sale: December 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


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


JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KENNEY 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 OR STEVE LEVA 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 Alan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-003051


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

FILED

2023 NOV 13 AM 11:37

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93854
J.T.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

93

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF FORT BEND

§

WHEREAS, on June 8 2016, **Cameron Travis Farrell and Stephanie Pearl Craig** ("Grantor"), executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 2016061230 in the Official Public Records of Real Property of Fort Bend County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Anna Sewart, David Barry, Byron Sewart, John Burger, Martin Beltran, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva and Patricia Poston**, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, **I, L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on Tuesday, December 5, 2023. The earliest time at which the sale will occur shall be at 1:00 o'clock P.M. and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being at the Fort Bend County Fairgrounds- Building C, 4310 Highway 36 South Rosenberg, Fort Bend County, Texas, which designated area is more particularly described in the Order of Commissioners Court of Fort Bend County, Texas Designation of Location for Foreclosure Sales dated October 27, 2020, pursuant to Section 51.002(h) of the Texas Property Code and Section 34.01(r) of the Texas Tax Code, or any other area which has been designated by the Fort Bend County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

A 2.000 acre tract of land situated in the East Quarter of the H. & T. C. Railroad Company Survey No. 39, Abstract No. 224, Fort Bend County, Texas and being more particularly described by metes and bounds in the Deed of Trust recorded under Clerk's File No. 201606123 of the Fort Bend County Real Property Records.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

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NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Anna Sewart, David Barry, Byron Sewart, John Burger, Martin Beltran, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva and Patricia Poston

Care of:

L. David Smith

2618 Kittansett Circle

Katy, Texas 77450

Telephone: (281)-788-3666

Email: ldslaw7@gmail.com

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 this 9th day of November, 2023.

L. David Smith Substitute Trustee

L. David Smith, Substitute Trustee

2618 Kittansett Circle

Katy, Texas 77450

Telephone: (281)-788-3666

Email: ldslaw7@gmail.com

FILED

am

2023 NOV 13 AM 11:40

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

§

Rec
93856
J.T.

WHEREAS, Sean P. MacRory and Laura MacRory (**"Grantors"**), executed a Deed of Trust dated July 30, 2013 and recorded on or about August 1, 2013 in the Official Public Records of Real Property of Fort Bend County, Texas (the **"Records"**) under Clerk's File No. 2013097632 (**"First Lien Deed of Trust"**) and Deed of Trust and Security Agreement dated July 31, 2013 and recorded on or about August 1, 2013 in the Records under Clerk's File No. 2013097633 (**"Second Lien Deed of Trust"**), collectively with the First Lien Deed of Trust and together with all other extensions, modification, and renewals, if any, collectively referred to hereinafter as the **"Deeds of Trust"**);

WHEREAS, the Grantors, pursuant to the Deeds of Trust, conveyed to John Wood (the **"Original Trustee"**) for the benefit Heritage Bank (the **"Beneficiary"**), its successors and assigns, all of the real property, personal property, and all other premises described and referred to in the Deeds of Trust (the **"Mortgaged Property"**), including the following described property known as 31619 Churchill Field Lane, Fulshear, Texas 77441 located in Fort Bend County, Texas:

LOT THREE (3), BLOCK ONE (1), FULBROOK SECTION TWO "E", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2173/A, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

WHEREAS, the First Lien Deed of Trust secures payment of that certain Note dated July 30, 2013, executed by Sean P. MacRory, as the Borrower, and payable to the order of Beneficiary, in the original principal sum of FOUR HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$417,000.00) and the Second Lien Deed of Trust secures payment of that certain Real Estate Lien Note dated July 31, 2013, executed by Sean P. MacRory, as the Borrower, and payable to the order of Beneficiary, in the original principal sum of TWO HUNDRED SIX THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$206,200.00) (collectively and together with all other extensions, modification, and renewals, if any, collectively referred to hereinafter as the **"Notes"**);

WHEREAS, Third Coast Bank, S.S.B. (the **"Holder"**) is the successor by merger to the Beneficiary;

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WHEREAS, Holder is the current legal owner and holder of the Deeds of Trust and the indebtedness secured by the Deeds of Trust (the "*Indebtedness*"), and at the option of the Holder, with or without any reason, one or more successor substitute trustee(s) may be appointed by Holder without any formality other than a designation in writing of a successor or substitute trustee, who shall thereupon become vested with and succeed to all the rights, title, powers and duties given to the Original Trustee named under the Deeds of Trust and by applicable law, the same as if the successor or substitute trustee had been named Original Trustee in the Deeds of Trust;

WHEREAS, the Holder has named, constituted and appointed in writing SANDY DASIGENIS and JEFF LEVA, as Substitute Trustees, each with the power to act independently (and without the joinder of the others) under and by virtue of the Deeds of Trust and to hold possess and execute all the powers and duties conferred upon the Original Trustee in the Deeds of Trust and by applicable law;

WHEREAS, the Borrower has defaulted in the payment of the Indebtedness, notice has been given to the Grantors by certified mail, return receipt requested, stating that Borrower is in default and all sums are now due and owing, and the Grantors were given an opportunity to cure the default prior to acceleration of the Indebtedness, but the Grantors failed to cure such default(s);

WHEREAS, acceleration of the maturity and demand have been made upon the Grantors for the payment of the Indebtedness, and/or have been waived, and/or have occurred;

WHEREAS, the Holder has called upon and requested either of SANDY DASIGENIS and JEFF LEVA, as Substitute Trustees, to perform the Trustee's duties under the Deeds of Trust and to post, mail and file, or have posted, mailed and filed, notice and to sell the Mortgaged Property without prejudice and without creating an election not to proceed against any other collateral securing the obligations of the Grantors to the Holder, and without waiving any rights or remedies which the Holder has against the Grantors or any other parties obligated for payment of the Indebtedness;

NOW, THEREFORE, the undersigned Substitute Trustee, at the request of the Holder, hereby gives notice that after due posting of this Notice as required by the Deeds of Trust and law, a Substitute Trustee will sell on **December 5, 2023** (that being the first Tuesday of said month, as provided for in Texas

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Property Code 51.002) at public auction to the highest bidder for cash, 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 for the purposes of holding Public Sales of Real Property in Fort Bend County, Texas, the sale to begin no earlier than 1:00 o'clock p.m. and no later than three (3) hours after such time, the Real Property, including without limitation all personal property described in the Deeds of Trust, owned by the Grantors, Grantors' heirs, legal representatives, successors and assigns, and original covered by the Deeds of Trust, whether or not herein specifically described.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEES, BENEFICIARY, OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

[THE NEXT PAGE IS THE SIGNATURE PAGE]

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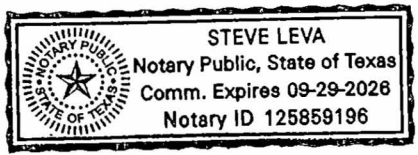
WITNESS BY HAND this 13th day of November, 2023.

Sandy Dasigenis

SANDY DASIGENIS, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This document was acknowledged before me on this, the 13th day of November, 2023, by
SANDY DASIGENIS, Substitute Trustee.



Steve Leva

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name and Address of Substitute Trustees:

Sandy Dasigenis
Foreclosure Network of Texas
10406 Rockley Road
Houston, Texas 77009

Jeff Leva
Foreclosure Network of Texas
10406 Rockley Road
Houston, Texas 77009

FILED

C&M No. 44-23-2229/ FILE NOS

2023 NOV 13 AM 11:40

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 30, 2021 and recorded under Clerk's File No. 2022002897, in the real property records of FORT BEND County Texas, with Janet Cruz and Francisco Javier Campos-Frias, Wife and Husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Janet Cruz and Francisco Javier Campos-Frias, Wife and Husband securing payment of the indebtedness in the original principal amount of \$318,163.00 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 Janet Cruz. Nationstar 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 3, IN BLOCK 3, 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: 12/05/2023 ✓

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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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 Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on November 9, 2023.

/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. 44-23-2229

FILED

2023 NOV 13 AM 11:40

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

Rec
93856
W.T.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **ENCYNCK BUILDERS, INC.**, a Texas corporation dated April 21, 2022, and duly filed for record on April 22, 2022 in the Office of the County Clerk of Fort Bend County, Texas under **Fort Bend County Clerk's File No. 2022055733** of the Official Real Property Records of Fort Bend County, Texas, conveying to **JAMES MURNANE**, Trustee, the following described real property and improvements thereon in Fort Bend County, Texas, to-wit:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF RESERVE "A", OF WILLOWPARK SUBDIVISION SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 5, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING ALSO OUT OF BUILDING SITE NO. 32, OF BRIARGATE PLANNED UNIT DEVELOPMENT, AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SAME RECORDED IN VOLUME 589, PAGE 632, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 7267, BLDG. SITE 32, RESERVE "A" OF WILLOWPARK SECTION ONE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 5, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

BEGINNING AT THE NORTHWEST CORNER OF SAID BUILDING SITE NO. 32;

THENCE SOUTH 89° 45' 54" EAST, ALONG THE NORTH LINE OF SAID BUILDING SITE NO. 32, A DISTANCE OF 56.00 FEET TO THE NORTHEAST CORNER OF SAID BUILDING SITE NO. 32;

THENCE SOUTH 00° 14' 06" WEST, ALONG THE EAST LINE OF SAID BUILDING SITE NO. 32, A DISTANCE OF 41.50 FEET TO A POINT FOR CORNER;



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**THENCE NORTH 89° 45' 54" WEST, A DISTANCE OF 56.00 FEET TO
POINT FOR CORNER ON THE WEST LINE OF SAID BUILDING SITE
NO. 32;**

**THENCE NORTH 00° 14' 06" EAST, ALONG THE WEST LINE OF SAID
BUILDING SITE NO. 32, A DISTANCE OF 41.50 FEET TO THE POINT
OF BEGINNING OF THE TRACT HEREIN DESCRIBED; and**

WHEREAS, **PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE
MORTGAGE**, a Texas corporation, is the legal owner and holder of the indebtedness described
in and secured by the Deed of Trust; and

WHEREAS, **PINNACLE REALTY ADVISORS, INC. d/b/a PINNACLE
MORTGAGE**, a Texas corporation, the legal owner and holder of said Deed of Trust, in
accordance with its terms, in writing removed the said James Murnane, as Trustee and appointed
**Jeff Leva or Sandy Dasigenis or Megan L. Randle or Ebbie Murphy or Wayne Daughtrey
or Steve Leva or James Murnane**, as Substitute Trustee, each of whom may act without the
joinder of any other party; and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the
provisions of said trust and whereas, the legal owner and holder of said Note and Deed of Trust
having declared the whole debt due as secured thereby, and having requested that the undersigned
as Substitute Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will,
in accordance with the request of the said legal owner and holder, on

DECEMBER 5, 2023 ✓

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell
the above-described property to the highest bidder for cash at the following location:

**At the Fort Bend County Fairgrounds, Building C, 4310 Highway 36 South,
Rosenberg, Texas 77471, or if the preceding area is no longer the designated area,
at the area most recently designated by the County Commissioner's Court,**

being the location designated pursuant to Article 51.002 of the Texas Property Code for the
purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at
public auction at the location designated herein, to the highest bidder for cash, subject to the
provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount
of the indebtedness secured by the Deed of trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale
for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the

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date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refiled may be after the date originally scheduled for this sale.

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

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

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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The name and address of the sender of this Notice are:

Pinnacle Realty Advisors, Inc.
2825 Wilcrest, Suite 570
Houston, Texas 77042

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



JEFF LEVA or
SANDY DASIGENIS or
MEGAN L. RANDLE or
EBBIE MURPHY or
WAYNE DAUGHTREY or
STEVE LEVA or
JAMES MURNANE
Substitute Trustee(s)

Pinnacle Realty Advisors, Inc.
2825 Wilcrest Drive, Suite 570
Houston, Texas 77042

Attorney for
Pinnacle Realty Advisors, Inc.

Robert A. Schlanger, P.C.
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

Notice of Substitute Trustee's Sale

FILED

Date: November 13, 2023

2023 NOV 13 AM 11:41

Mortgagee: Home Front Realty, LLC

Note: Note dated December 22, 2015 in the original principal amount of \$108,888.00

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Deed of Trust

Date: December 22, 2015

Grantor: Tanya McAlister

Mortgagee: Home Front Realty, LLC

Recording information: Clerk's File No. 2022097382, of the
Official Public Records of Real Property of Fort Bend County, Texas

Property: LOT 27, IN BLOCK 9, OF WILLOW PARK, SECTION 3, A REPLAT OF
CHASEWOOD SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21,
PAGE 4 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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93856
U.T.

Substitute Trustee's Name: Michael P. Goehring, Jeff Leva, Sandy Dasigenis, Steve Leva, or David Garvin,
any to act

Substitute Trustee's Address: 12337 Jones Road, Suite 242, Houston, Texas 77070 (Harris County)

County: Fort Bend

Date of Sale (first Tuesday of month): December 5, 2023

Time of Sale: 1:00 p.m. - 4:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to
§ 51.002 of the Texas Property Code as the place where foreclosure sales are to take place
(if no such place is so designated, the sale will take place in the area where this Notice of
Substitute Trustee's Sale is posted).

Mortgagee has appointed Michael P. Goehring, Jeff Leva, Sandy Dasigenis, Steve Leva, or David Garvin,
any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the
Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the
Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO
TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS
DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later
than three hours thereafter.

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

Sandy Dasigenis
SANDY DASIGENIS

Michael P. Goehring, Jeff Leva, Sandy Dasigenis, Steve Leva,
or David Garvin, any to act

PREPARED IN THE OFFICE OF:

The Goehring Law Firm, PLLC

12337 Jones Road, Suite 242

Houston, Texas 77070

Telephone: (832) 740-1777

Email: mike@goehringlawfirm.com

473451
4523 Nexus Road
Houston, Texas 77053

FILED

2023 NOV 13 AM 11:42

James Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE
and
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.

WHEREAS, on August 30, 2018, Carlos Conejo-Gutierrez, single man executed a Deed of Trust conveying to North O. West, Trustee, the real property hereinafter described, to secure First National Bank of America, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. 2018099682, Official Public Records of Fort Bend County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the 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.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Jeff Leva or Sandy Dasigenis or Steve Leva or David Garvin, the Substitute Trustee(s) in the above described Deed of Trust and/or 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 said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 5, 2023, at 1:00 o'clock p.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Richmond, Fort Bend County, Texas.

Said real property is described as follows:

Lot Five (5), Block One (1), of CLARKE SPRINGS, SECTION THREE (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded as Plat No. 20040092, of the Plat Records of Fort Bend County, Texas.

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The Deed of Trust permits the Beneficiary 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.

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 Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the 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.

99

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 13 day of November 2023.



DEAN W. GREER, State Bar No. 08414100
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

FILED

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NOTICE OF FORECLOSURE SALE 2023 NOV 13 PM 2: 53

December 5, 2023

James Richard 99

COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

Dated: December 14, 2018

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

Original Trustee: RAMON A. VITULLI, III

Substitute Trustee: J. STEVEN WEISINGER

Original Lender: ALLEGIANCE BANK

Current Lender: 1461 HWY 6, LLC

Recorded in: Clerk's File No. 2018140408 of the Official Public Records of Fort
Bend County, Texas as corrected by Correction Affidavit recorded
under Clerk's File No. 2019080557

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

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

Foreclosure Sale:

Date: Tuesday, December 5, 2023

Time: The sale of the Property will be held between the hours of 10:00
A.M. and 4:00 P.M. local time; the earliest time at which the
Foreclosure Sale will begin is 12:00 p.m. and not later than three
hours thereafter.

Place: Fort Bend County Fairgrounds – Building C, 4310 Highway 36
South, Rosenberg, TX 77471

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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 1461 HWY 6, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, 1461 HWY 6, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 1461 HWY 6, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with 1461 HWY 6, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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

If 1461 HWY 6, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.


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

99
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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


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

FILED

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2023 NOV 14 AM 9:25

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 military duty services to the sender of this notice immediately.

DATED: November 14, 2023

DEEDS OF TRUST:

Date	Grantors	Trustee	Beneficiary	Recording Information
09/15/2022	Gary Pinglam Kwok	Joe Wang	New Sharp Solution, Inc.	2022121344
11/03/2022	Gary Pinglam Kwok	Joe Wang	New Sharp Solution, Inc.	2022138066
12/22/2022	Gary Pinglam Kwok	Joe Wang	New Sharp Solution, Inc.	2023001569
02/09/2023	Gary Pinglam Kwok	Joe Wang	New Sharp Solution, Inc.	2023011969

GRANTOR'S ADDRESS: 5211 Palm Royale Blvd
Sugar Land, Texas 77479

PROPERTY: BEING A TRACT OF LAND CONTAINING 1.4633 ACRES (63,740 SQUARE FEET) OF LAND SITUATED IN THE T.J. NICHOLAS SURVEY, ABSTRACT NO. 296, FORT BEND COUNTY, TEXAS AND BEING A PORTION OF RESTRICTED RESERVE "A-2" OF THE SOUTHWEST TECHNIPLX U.S. 59 RESTAURANT SECTION, A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT SLIDE 1339B OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), SAID RESTRICTED RESERVE "A-2" ALSO DESCRIBED IN DEED TO HAPPY PANDA, INC. UNDER FILE NUMBER 9617735 OF THE FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROEPRTY (F.B.C.O.P.R.R.P.). SAID 1.4633 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AS EXHIBIT "A",

commonly known as 12755 Southwest Fwy, Stafford, Texas 77477.

NOTES SECURED BY DEED OF TRUST:

Date	Debtor	Holder	Amount
09/15/2022	Longhing, Inc.	New Sharp Solution, Inc.	\$200,000.00
11/03/2022	Longhing, Inc.	New Sharp Solution, Inc.	\$100,000.00
12/22/2022	Longhing, Inc.	New Sharp Solution, Inc.	\$100,000.00
02/09/2023	Longhing, Inc.	New Sharp Solution, Inc.	\$150,000.00

APPOINTMENT OF SUBSTITUTE TRUSTEE:

100

DATE: July 10, 2023

SUBSTITUTE TRUSTEE: John Na

RECORDING INFORMATION: Clerk's File No. 2023064597

DATE OF SALE OF PROPERTY: Tuesday, December 5, 2023 ✓

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioner's Court

Because of default in performance of obligations of the Deed of Trust, the Trustee will sell the property by 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) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE HOLDER NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATIONS, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

Questions concerning the sale may be directed to the attorney for the beneficiary:

John Na
Mai & Na PLLC
6588 Corporate Dr., Ste. 188
Houston, Texas 77036
Telephone: (713) 505-1637
Facsimile: (832) 553-2689

/s/ John Na

JOHN NA, Substitute Trustee

100

EXHIBIT "A"
Legal Description

TRACT I:

Being a tract of land containing 1.4633 acres (63,740 square feet) of land situated in the T.J. Nichols Survey, Abstract No. 296, Fort Bend County, Texas and being a portion of Restricted Reserve "A-2" of the Southwest Techniplex U.S. 59 Restaurant Section, a subdivision of record according to the map or plat thereof recorded at Slide 1339B of the Fort Bend County Plat Records (F.B.C.P.R.), said Restricted Reserve "A-2" also described in deed to Happy Panda, Inc. under File Number 9617735 of the Fort Bend County Official Public Records of Real Property (F.B.C.O.P.R.R.P.); said 1.4633 acre tract being more particularly described by metes and bounds as follows with all bearing referenced to the field note description of TxDot Parcel 92B and based on the Easterly right-of-way line of U.S. 59 (width varies) having a bearing of North 41° 28' 59" East:

BEGINNING at a 5/8-inch iron rod found for the common Easterly corner of said Restricted Reserve "A-2" and Restricted Reserve "A-3" of said Southwest Techniplex U.S. 59 Restaurant Section and described in deed to Ruby Tuesday, Inc. recorded in Volume 2725, Page 2246 of the F.B.C.O.P.R.R.P., being in the Westerly right-of-way line of Techniplex Drive (width varies);

THENCE North 48° 31' 02" West, 481.34 feet departing said Westerly right-of-way line and along the line common to said Restricted Reserves "A-2" and "A-3" to a 5/8-inch iron rod with cap set for the Southeasterly corner of said TxDot Parcel 92B, being in the Easterly right-of-way line of said U.S. 59;

THENCE North 41° 28' 59" East, 123.34 feet along said Easterly right-of-way line to a 5/8-inch iron rod with cap set in the line common to said Restricted Reserve "A-2" and Restricted Reserve "A-1" of said Southwest Techniplex U.S. 59 Restaurant Section as described in deed to IHOP Realty Corp. recorded under File Number 9555587 of the F.B.C.O.P.R.R.P.;

THENCE South 48° 31' 02" East, 544.63 feet along the line common to said Restricted Reserves "A-2" and "A-1" to a 5/8-inch rod set for the common Easterly corner of said Restricted Reserves "A-2" and "A-1", being in the Westerly right-of-way line of said Techniplex Drive and the arc of a non-tangent curve to the right;

THENCE Southwesterly, 139.13 feet along said Westerly right-of-way line and the arc of said curve to the right (central angle = 16° 44' 58"; Radius = 475.92 feet; chord bearing and distance = South 68° 38' 55" West, 138.63 feet) to the point of beginning and containing a computed area of 1.4633 acres (63,740 square feet) of land.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

FILED
2023 NOV 14 AM 10:09

Deed of Trust

Date: May 01, 2018

Grantor(s): Javier Loaisiga a/k/a Javier Antonio Loaisiga Soza

Mortgagee: Laurel Oak Investments, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 2018067237

Property County: Fort Bend County

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as Lot Eleven (11), Block Thirty-Two (32), of Ridgemont, Section Four (4), a Subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 21, Page 5 of the Map Records of Fort Bend County, Texas (more particularly described in the Loan Documents).

Rec
94450
AT

Date of Sale: December 05, 2023 ✓

Earliest Time Sale will Begin: 1:00 PM

Place of Sale of Property: Designated area at the Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South Rosenberg, Texas 77471, or as further designated by the County Commissioner.

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

THIS INSTRUMENT APPOINTS THE 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:

Laurel Oak Investments, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

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Dated this 14th day of November 2023



Jeff Leva or Sandy Dasigenis or
Steve Lava or David Garvin or
Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Christopher Apodaca or Rinki
Shah or Theresa Phillips or Sandra
Benavides or David Cerda or
Renaud Ba or Angelique Lozada or
Vanessa Lopez or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Scott Wizig or Alan
Zamarripa or Francis Staser or
Daniel Fiedler or Emilio Martinez
or Miguel Alberto Molina Alvarez
or Sara Friedman or Viridiana
Silva or Tami Machoka
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF FORECLOSURE SALE

November 13, 2023

FILED

102

2023 NOV 14 AM 10:09

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec
94450
clt.

Deed of Trust ("Deed of Trust"):

Dated: November 29, 2022

Grantor: United 786, Inc.

Trustee: Liang Gao

Lender: Good Bull 477, LLC

Recorded in: Instrument No. 2022146061 of the real property records of Fort Bend County, Texas

Legal Description: BEING a 10.100 acre tract situated in the H. & T.C. R.R. CO. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 482.734 acre tract described in instrument to Good Bull 477, LLC, recorded under Clerk's File Number 2021195926 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T), said 10.100 acre tract being called Tract 29 and more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$391,000.00, executed by United 786, Inc. ("Borrower") and payable to the order of Lender

Substitute Trustee: Jeff Leva, Sandy Dasigenis, Steve Leva or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, December 5, 2023 ✓

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Exhibit A

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JA 22 3087

TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 29

10.100 ACRES

IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 237
FORT BEND COUNTY, TEXAS

BEING a 10.100 acre tract situated in the H. & T.C. R.R. CO. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 482.734 acre tract described in instrument to Good Bull 477, L.L.C. recorded under Clerk's File Number 2021195926, of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the apparent common line of said H. & T.C. R.R. CO. Survey, A-237, and the H. & T.C. R.R. CO. Survey, Abstract Number 471, the approximate centerline of Farm to Market Road 1994 (F.M. 1994), being the westerly corner of the herein described easement, from which a mag nail found in the apparent common line between said H. & T.C. R.R. CO. Survey, A-237, and the H. & T.C. R.R. CO. Survey, Abstract Number 493, the approximate centerline of Wolfgang Road, the westerly corner of that certain called 157.537 acre tract described in instrument to Hawthorne Land, L.L.C. recorded under Clerk's File Number 2021111250, O.P.R.F.B.C.T., bears, South 40°47'54" West, 2644.34 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,694,588.98, E: 3,000,157.72, Texas South Central Zone, (4204), grid measurements:

THENCE North 41°50'30" East, 280.00 feet, with the apparent common line between said H. & T.C. R.R. CO. Survey, A-237, and said H. & T.C. R.R. CO. Survey, A-471, the approximate centerline of said F.M. 1994, the northwesterly line of said 482.734 acre tract, to a calculated point in said apparent common line, the approximate centerline of said F.M. 1994, being the northerly corner of the herein described 10.100 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, North 43°05'43" East, 2333.98 feet;

THENCE severing, over and across said 482.734 acre tract, the following two (2) courses and distances:

1. South 48°07'49" East, at a distance of 50.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin F.M. 1994, in all, a total distance of 1571.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 41°50'30" West, 280.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 157.537 acre tract, being the southerly corner of the herein described 10.100 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for an interior corner of said 482.734 acre tract, bears, South 48°07'49" East, 1073.74 feet;

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TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION 50 FOOT ACCESS EASEMENT ✓ IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 237 FORT BEND COUNTY, TEXAS

BEING a 50 foot access easement (easement), situated in the H. & T.C. R.R. CO. Survey, Abstract Number 237, Fort Bend County, Texas, being over and across that certain called 482.734 acre tract described in instrument to Good Bull 477, L.L.C., recorded under Clerk's File Number 2021195926, of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), said easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the apparent common line of said H. & T.C. R.R. CO. Survey, A-237, and the H. & T.C. R.R. CO. Survey, Abstract Number 471, the approximate centerline of Fann to Marker Road 1994 (F.M. 1994), being the westerly corner of the herein described easement, from which a mag nail found in the apparent common line between said H. & T.C. R.R. CO. Survey, A-237, and the H. & T.C. R.R. CO. Survey, Abstract Number 493, the approximate centerline of Wolfgang Road, the westerly corner of that certain called 157.537 acre tract described in instrument to Hawthorne Land, L.L.C., recorded under Clerk's File Number 2021111250, O.P.R.F.B.C.T., bears South 40°47'54" West, 2644.34 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,694,588.98, E: 3,000,157.72, Texas South Central Zone, (4204), grid measurements;

THENCE North 41°50'30" East, 50.00 feet, with the apparent common line between said H. & T.C. R.R. CO. Survey, A-237, and said H. & T.C. R.R. CO. Survey, A-471, the approximate centerline of said F.M. 1994, the northwesterly line of said 482.734 acre tract, to a calculated point in said apparent common line, the approximate centerline of said F.M. 1994, being the northerly corner of the herein described easement, from which a 5/8 inch iron rod with cap found for reference bears, North 42°58'58" East, 2563.93 feet;

THENCE over and across said 482.734 acre tract, the following two (2) courses and distances:

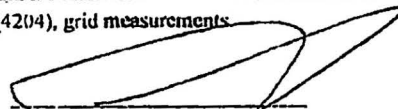
1. South 48°07'49" East, 2039.81 feet, to a calculated point for corner.
2. South 41°52'11" West, 50.00 feet, to a calculated point in the northeasterly line of said 157.537 acre tract, being the southerly corner of said easement;

THENCE North 48°07'49" West, with the common line between said 482.734 acre tract and said 157.537 acre tract, at a distance of 468.52 feet, pass a 1/4 inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 1990.33 feet, pass a 5/8 inch iron rod with cap found for reference, in all, a total distance of 2039.79 feet, to the **POINT OF BEGINNING** and containing a computed area of 2.341 acres of land within this Field Note Description.

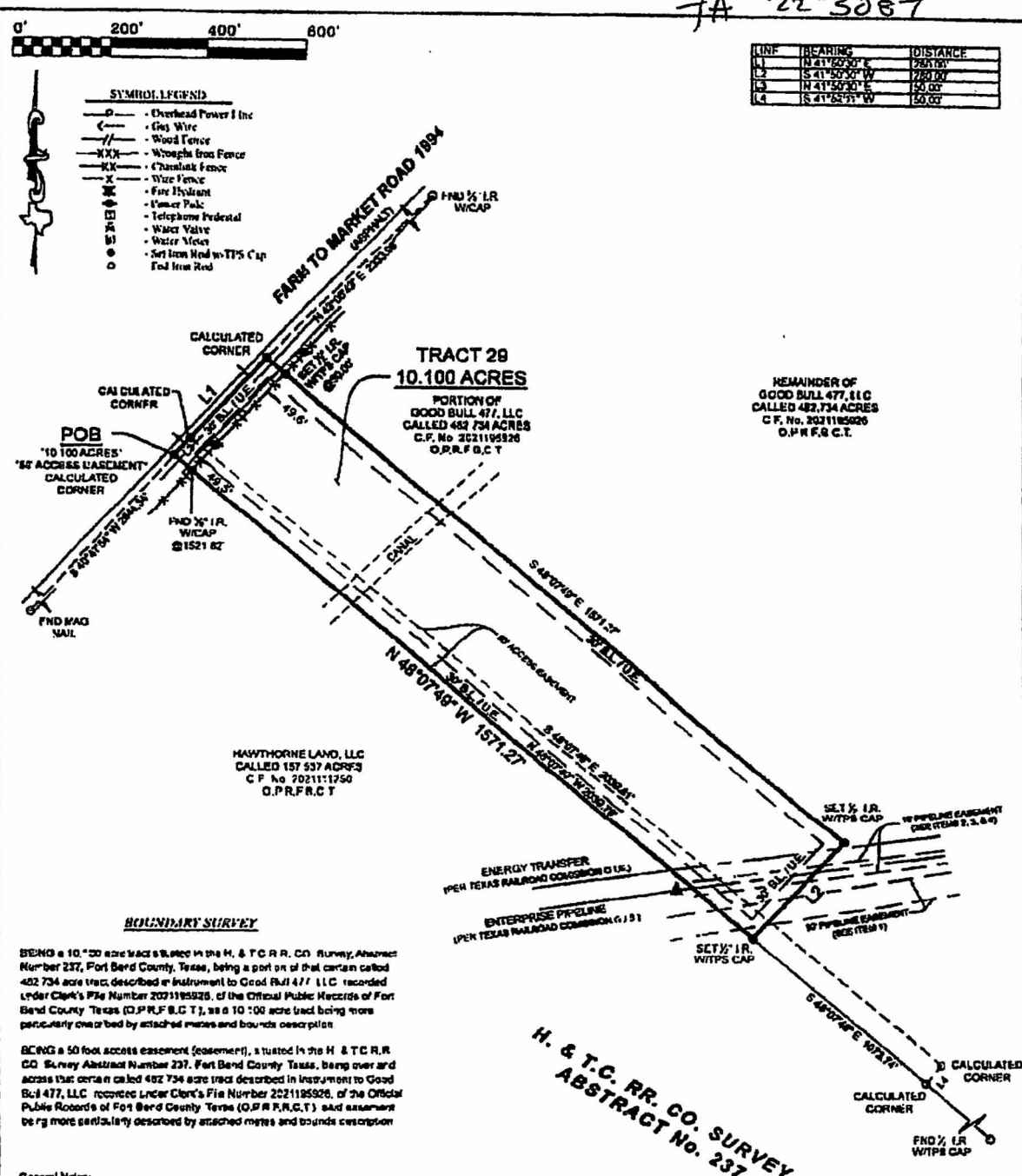
This Field Note Description was prepared from a survey performed on the ground on February 05, 2022 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R543-22_RR29_50' AL.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone (4204), grid measurements.

March 9, 2022
Date


Thomas A. McIntyre
R.P.L.S. No. 6921

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General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any deed and easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside the 100 Year Flood Plain For Graphic Scaling according to Community Parcel Number 48167C0025M having an effective date of 12/11/2017

John Mc 8543-22 (HALL) 20
Scale 1" = 20'
Date 02/03/2022
Drawn By AT
Checked By MGG
Field Crew JW
Revised

Purchaser Oliver Jones Realty
 Address 701 10th City TX 77444
 Lot Block Section _____
 Survey 1 & 14 NW 50 A 237
 Acres 10.100 Acres
 Subdiviser _____
 Cabinet _____ Sheet _____ Records _____
 File Number _____ County, Texas

I hereby certify that this survey was this day made under my supervision on the ground of the above described property and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as prescribed by the Texas Board of Professional Land Surveying.



TEXAS
PROFESSIONAL
SURVEYING, LLC
3332 N. FRAZIER STREET - CONROE, TX 77331
PH (281) 756-7447 • FAX (281) 756-7448
www.surveyingtxs.com
7541 REC-35 RAY CVAE TEXAS 08

Bearings shown herein are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204)

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2023 NOV 14 AM 11:14

103

STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Receipt
94489
C.T.

DEED OF TRUST:

Date: April 28, 2022
Grantor: Cameron Secord and Mikelle Secord
Original Beneficiary: Cadence Bank
Trustee: Charles J. Pignuolo
Recording Info: Clerk's File No. 2022061039 of the Real Property Records of Fort Bend County, Texas

CURRENT BENEFICIARY: Cadence Bank

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger
SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Lot 5, Block 1 of Sienna Village of Waters Lake Section Six-A, a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Slide No. 2269/B of the Map and or Plat Records of Fort Bend County, Texas.

DATE OF SALE: Tuesday, December 5, 2023 ✓
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Fort Bend County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Fort Bend County Courthouse, or, if there is no such entrance, then at the west wall of the Fort Bend County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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

DATED: November 14, 2023

Bruce M. Badger
Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

FILED

2023 NOV 14 AM 11:48

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec
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C.T.

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

State of Texas)
)
County of Fort Bend)

WHEREAS, by Purchase Money Deed of Trust, dated October 31, 2013 and signed November 1, 2013, Matthew J. Leaumont and Leslie Paige Leaumont conveyed to William M. Woodall, as Trustee(s), the property situated in Fort Bend County, Texas, commonly known as 27915 Eastonwood Court, Katy, Texas 77494-1739, to-wit:

Lot 6, Block 2, of FIRETHORNE SEC. 21, a subdivision in Fort Bend County, Texas according to the map or plat thereof, recorded under Plat No. 20110098, of the Plat Records Fort Bend County, Texas

(hereinafter referred to as the "Property") to secure that one certain Note therein described in the original principal amount of \$100,000.00, executed by Matthew J. Leaumont and Leslie Paige Leaumont and made payable to Certified Funding, L.P. (hereinafter referred to as the "Note"), which Deed of Trust is recorded as Document No. 2013139891, in the Real Property Records of Fort Bend County, Texas (hereinafter referred to as the "Deed of Trust"); and

WHEREAS by Assignment of Lien dated November 1, 2013 and recorded as Document No. 2013154702 in the Real Property Records of Fort Bend County, Texas, Certified Funding, L.P. assigned the Note and aforesaid Deed of Trust to Credit Union of Texas, the current holder of the aforesaid Deed of Trust and Note secured thereby,

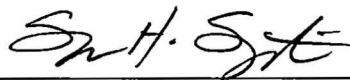
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WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of William M. Woodall, Trustee(s) in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of December, 2023, at the earliest at 1:00 p.m. or within three hours after that time at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, TX 77471, or as otherwise designated by the County Commissioners Court of Fort Bend County, Texas, one of the Substitute Trustees listed below will sell, for cash, the Property to the highest bidder. Said sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

SIGNED this 6th day of November, 2023.



Sharon H. Sjostrom, Randy Roberts or Thomas H. Duke
Substitute Trustee
Blalack & Williams, P.C.
4851 LBJ Freeway, Suite 750
Dallas, TX 75244
214/630-1916; 214/630-1112 (fax)

NOTICE OF TRUSTEE'S SALE

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DATE: November 13, 2023

BORROWERS: Ghassan I. Mobayed and wife, Linda Mobayed

BORROWER'S ADDRESS: 2123 Old Legend Drive
Sugar Land, Texas 77478-4419

LENDER: RHL Homes LLC, a Texas limited liability company

TRUSTEE: Rhea H. Laws, cell 832-419-8657

TRUSTEE ADDRESS: 61 The Oval Street
Sugar Land, Texas 77479-2534

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

DEED OF TRUST AND SECURITY AGREEMENT

DATE: May 28, 2008

GRANTOR: Ghassan I. Mobayed and wife, Linda Mobayed

TRUSTEE: Rhea H. Laws

RECORDED: May 30, 2008 under Clerk's File No. 2008058014 of the real property records of Fort Bend County, Texas

LEGAL: Being Lot Twenty Two (22), in Block Five (5), of Amended Plat of LAKES OF EDGEWATER, an addition in Fort Bend County, Texas according to the map or plat thereof, recorded in Slide No(s). 953/A and 953/B being amended in Slide No(s). 1026/A and 1026/B of the Plat Records of FORT BEND County, Texas.

DATE OF SALE: (first Tuesday of the month): December 5, 2023✓

TIME OF SALE: The sale of the property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.

PLACE OF SALE: Fort Bend County Travis Building, at 301 Jackson Street, First Floor Meeting Room or as designated by the Commissioner's Court or as otherwise designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code.

Rhea H Laws

RHEA H LAWS, TRUSTEE
61 The Oval Street
Sugar Land, Texas 77479-2534
RHEALAWS@AOL.COM
832-419-8657 CELL/TEXT

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 5th day of December 2023; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Fort Bend County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, TX 77471

Date of Deed of Trust: October 1st, 2020

Executed by: MIRANDA DEL ANGEL MIJES AND FABIAN DEL ANGEL MIJES

Original Trustee named in Deed of Trust: TOM ABBATE. ATTORNEY AT LAW

Substitute Trustee: L. Scott Horne

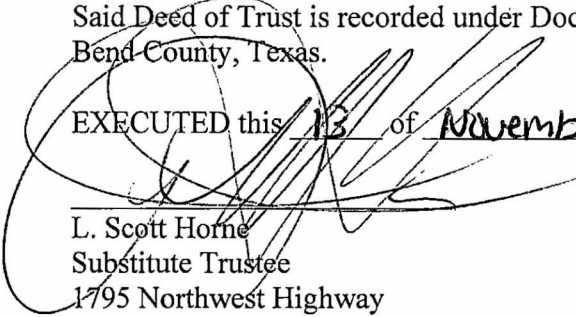
Original amount of Secured Indebtedness: \$152,000.00


Original Beneficiary named in Deed of Trust: DOUBLE E INVESTMENT PROPERTIES LLC,
and any successors and assigns

Property described in Deed of Trust: Being LOT TEN (10) BLOCK ONE (1), OF SUNRISE MEADOW, SECTION SEVEN (7), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT PLAT NO. 20130133 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. KNOWN AS 6934 ATWOOD PRESERVE CT, RICHMOND, TEXAS 77469.

Said Deed of Trust is recorded under Document# 2020138072 in the Deed of Trust Records, Fort Bend County, Texas.

EXECUTED this 13 of November 2023.


L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
scott@hornerealestatelaw.com

FILED
2023 NOV 14 PM 2:30

COUNTY CLERK
FORT BEND COUNTY, TEXAS
Rec: 9/16/23 AH

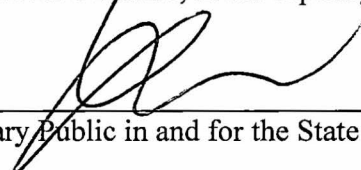
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ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 13 day of November, 2023,
by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041