

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 24.01(r) of the Texas Tax Code. The sales shall be held at the following location:

FORT BEND COUNTY FAIRGROUNDS

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 SALES NOTICE

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

NOTICE

As a courtesy, this foreclosure list is 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 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:

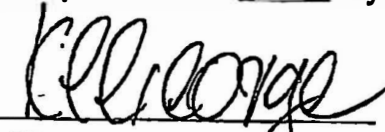
Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South
Rosenberg, Texas 77471, between the hours of 10:00 a.m. and 4:00 p.m.

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 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 22, 2021 and recorded under Clerk's File No. 2021067044, in the real property records of FORT BEND County Texas, with Desmond Jamell Woodard and Ruth Jasmine Greer, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for InterLinc Mortgage Services, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Desmond Jamell Woodard and Ruth Jasmine Greer, husband and wife securing payment of the indebtedness in the original principal amount of \$245,365.00 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 Desmond Jamell Woodard, Ruth Jasmine Greer. SERVBANK, SB 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. Allied First Bank, SB dba Servbank is acting as the Mortgage Servicer for the Mortgagee. Allied First Bank, SB dba Servbank, is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

Legal Description:

LOT 20, BLOCK 01, OF SOUTHERN COLONY EXPANSION PHASE 1 SECTION 1A, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20200169, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/04/2025

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



FILED
2024 DEC 16 AM 10:14
FORT BEND COUNTY CLERK
Jana P. Woodard

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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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, 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 December 12, 2024.

/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. 44-24-03381

FILED

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 DEC 19 AM 10:13

FORT BEND County

Deed of Trust Dated: November 3, 2022

Amount: \$304,385.00

Grantor(s): EDGAR ALVARADO and NERY MARLEN JUAREZ

Original Mortgagee: AMERICAN PACIFIC MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, FORT BEND COUNTY, TEXAS

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

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

Recording Information: Document No. 2022138577

Legal Description: LOT 17, BLOCK 1, OF CREEK RUSH AT CROSS CREEK RANCH SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT DOCUMENT NO. 20210155, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: March 4, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, OR AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

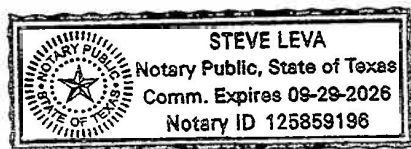
Anthony Alon Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-001128

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 19th day of December 2024, 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.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2024-001128

FILED

2024 DEC 27 AM 10:15

TS No.: 2024-05940
24-000027-568

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Notice of Substitute Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 03/04/2025

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: 2315 TURTLE CREEK DR, 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. 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 07/30/2021 and recorded 08/03/2021 in Document 2021128470, real property records of Fort Bend County, Texas, with **WILLIE J JOHNSON, SINGLE MAN** grantor(s) and Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Panorama Mortgage Group, LLC dba Legacy Home Loans, a Limited Liability Company as Lender, **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** 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 **WILLIE J JOHNSON, SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of \$270,019.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** 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.: 2024-05940
24-000027-568

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: 12/19/2024

Marisa Vidrine
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC

1355 Willow Way, Suite 115

Concord, CA 94520

Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

For additional sale information visit: www.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.

TS No.: 2024-05940
24-000027-568

EXHIBIT A

Lot 19, Block 14, QUAIL VALLEY EAST SUBDIVISION, SECTION TWO (2), a Subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 11, of the Plat Records of Fort Bend County, Texas.

FILED

2024 DEC 27 AM 10:16

TS No.: 2024-01685-TX
24-001118-673

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 03/04/2025

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: 9611 CARDINAL ROAD, BEASLEY, TX 77417

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 03/11/2005 and recorded 03/15/2005 in Document 2005029710. real property records of Fort Bend County, Texas, with **MIGUEL AND ROSIBEL MARAVILLA, HUSBAND AND WIFE** grantor(s) and EQUIFIRST CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **MIGUEL AND ROSIBEL MARAVILLA, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of \$149,500.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC1** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

2.0 acre tract of land being designated as Lot No. Twelve (12), out of the Southeast one-half (1/2) of Cardinal Estates, an unrecorded subdivision with said Cardinal Estates being a subdivision of 52.2922 acres of land (Volume 202, Page 133 and Volume 732, Page 416, D.R.), situated in the H.&T. C.R.R. Company Survey Section 90, L.F. Ashley Survey, Abstract 722, Fort Bend County, Texas. Said 2.0 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof. Attached to and forming a part of Commitment No.: 05010344A FIELD NOTE DESCRIPTION of a 2.0 Acre tract of land being designated as Lot No. 12, out of the Southeast one-half (1/2) of Cardinal Estates, an unrecorded Subdivision, with said Cardinal Estates being a Subdivision of 52.2922 Acres of land (Volume 202, Page 133, and Volume 732 Page 416, D.R.) situated in the H. & T. C. R.R. Company Survey Section 90, L.F. Ashley Survey, Abstract 722, Fort Bend County, Texas. Said 2.0 Acre tract of land being more particularly described as follow; For a point of connection, begin at a point for the East corner of said Cardinal Estates Subdivision, same point being the East corner of Lot No. 15; THENCE South 45 03' 50" West, along the Southeast line of said Cardinal Estates, a distance of 600 feet to an iron pipe found set for the East corner and place of beginning of this survey of a 2.0 Acre tract of land; THENCE South 45 03' 50" West, along the Southeast line of said Cardinal Estates, a distance of 200 feet to an iron pipe set for the South corner this 2.0 Acre tract; THENCE North 44 37' 50" West, along the common line with Lot No. 11, at 6 feet pass a corner post, at 405.59 feet pass an iron stake found Set on the Southeast line of Cardinal Drive, and for a total distance of 435.59 feet to Point in Cardinal Drive for the west corner of this 2.0 Acre tract; THENCE North 45 03' 50" East, along a line in Cardinal Drive, a distance of 200 feet to a point for the North corner of this 2.0 Acre tract; THENCE South 44 37' 50" East, along the common line with Lot No. 13, at 30 feet pass a corner post found set on the Southeast line of Cardinal Drive at 429.59 feet pass a corner post, and for a total distance of 435.59 feet to the East corner and place of beginning of this survey of a 2.0 Acre tract of land, Cardinal Estates Subdivision containing 0.138 Acre of land being in a County Road.

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

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

TS No.: 2024-01685-TX
24-001118-673

Notice of [Substitute] Trustee Sale

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

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

Date: 12/26/2024


Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

23-02463

11034 DUMBRECK DR, RICHMOND, TX 77407

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

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

LOT 9, BLOCK 2, OF ALIANA SEC. 57, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20170090, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated August 28, 2020 and recorded on January 28, 2021 at Instrument Number 2021014584 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: March 4, 2025, 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 JAWAHAR RAJ MUTHAPPAN SELVARAJ AND MAGDALIN DIVIYA DEVARAJ secures the repayment of a Note dated August 28, 2020 in the amount of \$339,021.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



4831542

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

Spencer Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2024 DEC 30 AM 10:51

FILED

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: ✓ 03/04/2025

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 July 11, 2011 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 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 \$12,084.00, 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
2024 DEC 30 AM 10:55
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

7

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.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR Amar Sood or Patricia Poston whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM 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, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, 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.

12/12/2024

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

December 30, 2024

Executed on



SUBSTITUTE TRUSTEE

Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie
Murphy, Wayne Daughtrey, Steve Leva, Nicole
Durrett OR Amar Sood or Patricia Poston OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

8

4522 LONG CREEK DRIVE
FRESNO, TX 77545

00000010203719

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: ☒ March 04, 2025

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 October 16, 2019 and recorded in Document CLERK'S FILE NO. 2019119266 real property records of FORT BEND County, Texas, with JEFFERY LYNN HARBUT AND EBONY HARBUT, 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 JEFFERY LYNN HARBUT AND EBONY HARBUT, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$245,471.00, 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
2024 DEC 30 AM 10:55
Janae McDaniel
COUNTY CLERK
FORT BEND COUNTY, TEXAS




6

4522 LONG CREEK DRIVE
FRESNO, TX 77545

00000010203719

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, AMAR SOOD 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: _____

8

4522 LONG CREEK DRIVE
FRESNO, TX 77545

00000010203719

00000010203719

FORT BEND

EXHIBIT "A"

LOT 48, IN BLOCK 2 OF CREEKMONT, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 20060058 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

9

19703 LAKESIDE POINTE CT
RICHMOND, TX 77407

00000010333185

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: ☒ March 04, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 2016 and recorded in Document CLERK'S FILE NO. 2016093278; REFILED UNDER CLERK'S FILE NO. 2016110518; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022092943 real property records of FORT BEND County, Texas, with KEVIN SANTILLAN LACSON 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 KEVIN SANTILLAN LACSON A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$279,812.00, 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
2024 DEC 30 AM 10:55
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS



9

19703 LAKESIDE POINTE CT
RICHMOND, TX 77407

00000010333185

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, AMAR SOOD 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: _____

9

19703 LAKESIDE POINTE CT
RICHMOND, TX 77407

00000010333185

00000010333185

FORT BEND

EXHIBIT "A"

LOT NINE (9), IN BLOCK ONE (1) OF GRAND MISSION ESTATES SEC 19, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20150144 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2510 QUIET SAGE LANE
KATY, TX 77494

00000010341550

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: ☒ March 04, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 21, 2008 and recorded in Document INSTRUMENT NO. 2008086171 real property records of FORT BEND County, Texas, with DOUGLAS M TRYKOSKI AND TRACI E TRYKOSKI 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 DOUGLAS M TRYKOSKI AND TRACI E TRYKOSKI HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$154,787.00, 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
2024 DEC 30 AM 10:55
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS



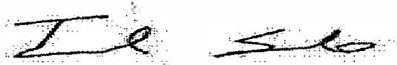
10

2510 QUIET SAGE LANE
KATY, TX 77494

00000010341550

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, AMAR SOOD 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: _____

10

2510 QUIET SAGE LANE
KATY, TX 77494

00000010341550

00000010341550

FORT BEND

EXHIBIT "A"

LOT 21, BLOCK 1, PARKWAY OAKS, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED N SLIDE NUMBER 20070065 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

3803 CRESTWOOD CIR
NEEDVILLE, TX 77461

00000009673328

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: ☒ March 04, 2025

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 November 21, 2014 and recorded in Document INSTRUMENT NO. 2014128571 real property records of FORT BEND County, Texas, with BERNARDO PENA JR AND TIFFANY TORRES PENA, 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 BERNARDO PENA JR AND TIFFANY TORRES PENA, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$161,029.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED
2024 DEC 30 AM 10:56
Spencer H. H. H. H.
COUNTY CLERK
FORT BEND COUNTY, TEXAS



3803 CRESTWOOD CIR
NEEDVILLE, TX 77461

00000009673328

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 BÜRGER, AMAR SOOD 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: _____

3803 CRESTWOOD CIR
NEEDVILLE, TX 77461

12
00000009673328

00000009673328

FORT BEND

EXHIBIT "A"

LOT TWELVE (12), IN BLOCK ONE (1), OF HIGHLAND POINTE SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. (S) 20040008, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

13

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/8/2010	Grantor(s)/Mortgagor(s): RENE O. GUERRERO AND DIANA S. BUENO, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SOUTHWEST FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: Page: Instrument No: 2010102845	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: 3/4/2025	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 SEVENTEEN (17), IN BLOCK FOUR (4), OF CANYON GATE AT WESTHEIMER LAKES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050209, OF THE PLAT RECORDS FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, 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, Nicole Durrett, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 12/27/2024

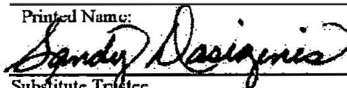


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: December 30, 2024

SANDY DASIGENIS

Printed Name:



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

FILED

2024 DEC 30 AM 10:52

THUY FRAZIER
COUNTY CLERK
FORT BEND COUNTY TEXAS

MH File Number: TX-19-71451-POS
Loan Type: FHA

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 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: 03/04/2025

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.

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, Nicole Durrett, 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 December 31, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-03455

FILED
2025 JAN -2 AM 10:05
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 20, 2003 and recorded under Clerk's File No. 2003165080, in the real property records of FORT BEND County Texas, with Christopher R. Murphy and Melissa M. Murphy, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ryland Mortgage Company, an Ohio Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Christopher R. Murphy and Melissa M. Murphy, husband and wife securing payment of the indebtedness in the original principal amount of \$149,448.00 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 Christopher R. Murphy, Melissa M. Murphy. PennyMac Loan Services, 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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT 10, BLOCK 3, OF SIENNA VILLAGE OF SHIPMAN'S LANDING, SECTION TWELVE-B (12-B) A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 2379/B AND 2380/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

✓
Date of Sale: 03/04/2025

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,"



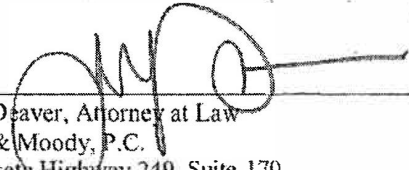
15
"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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, 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



Juanita Deaver, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

STATE OF TEXAS

COUNTY OF HARRIS

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

Executed on this the 31st day of December, 2024.



Notary Public Signature



Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-03690


COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JAN -2 AM 10:06

FILED

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 24-33016

2025 JAN -2 AM 10:06
FILED
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/12/2005, Norman C. Alexander, a single man , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Eldon L. Youngblood, as Trustee, New Century Mortgage Corporation , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$108,720.00, payable to the order of New Century Mortgage Corporation , which Deed of Trust is Recorded on 5/17/2005 as Volume 2005056930, 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 28, Block 1, Teal Run Meadows, Section Two (2), a subdivision in Fort Bend County, Texas, according to map or plat thereof recorded in Slide No. 2035/A, of the Plat Records of Fort Bend County, Texas.

Commonly known as: **1734 OXFORD GREEN CT FRESNO, TX 77545**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ebbie Murphy, Jeff Leva, Megan L. Randle, Sandy Dasigenis, Steve Leva, Wayne Doughtrey, Nicole Durrett, 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 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-3**, 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 **3/4/2025** 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 12/31/2024

WITNESS, my hand this January 2, 2025

Monica Sandoval

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

Sandy Dasigenis

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

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 24-32642

2025 JAN -2 AM 10:06
FILED
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/24/2014, Juan M. Murillo and Yesica M. Murillo, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Ruth W. Garner, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Network Funding, LP, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$165,066.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Network Funding, LP, which Deed of Trust is Recorded on 12/29/2014 as Volume 2014140872, Book, Page, Loan mod recorded on 03/10/2021 as Instrument No. 2021037143 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 Eight (8), in Block Three (3), of Fairpark Village, Section Four (4), a Subdivision in Fort Bend County, Texas, according to the Map or Plat Thereof Recorded Under Film Code No. 20080062 of the Plat Records of Fort Bend County, Texas.

Commonly known as: **3103 KEYSTONE SQUARE LANE ROSENBERG, TX 77471**

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 **Ebbie Murphy, Jeff Leva, Megan L. Randle, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, 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 S. 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 **3/4/2025** 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.



4831917

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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 12/31/2024

WITNESS, my hand this January 2, 2025

Monica Sandoval

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

Sandy Dasigenis

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

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 24-32625

FOR FORT BEND COUNTY, TEXAS

COUNTY CLERK
Susan H. Hestland

2025 JAN -2 AM 10:06

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 2/23/2023, Sarah D. Miller and Travis J. Guillory, Wife and Husband, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for KBHS Home Loans, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$314,198.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for KBHS Home Loans, LLC, which Deed of Trust is Recorded on 2/24/2023 as Volume 2023016311, 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 3, Block 2, Deer Run Meadows Section Three, an Addition in Fort Bend County, Texas, according to the Map or Plat Thereof, Recorded in Plat No. 20210274 of the Plat Records of Fort Bend County, Texas.

Commonly known as: **5039 GAZELLE LEAP LN 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 **Ebbie Murphy, Jeff Leva, Megan L. Randle, Sandy Dasigenis, Steve Leva, Wayne Daughtrey, Nicole Durrett, 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 S. 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 **3/4/2025 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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18
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 12/31/2024

WITNESS, my hand this January 2, 2025

Monica Sandoval

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

Sandy Dasigenis

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 03/12/2021
Grantor(s): JAMES VALDEZ AND BRENDA VALDEZ, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$235,642.00
Recording Information: Instrument 2021039557
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 1603 GOOSE ISLAND LANE, ROSENBERG, TX 77469

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: 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 4th day of March, 2025
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 Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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. Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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): Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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

19

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 1, BLOCK 3, OF SUNSET CROSSING SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20200171, MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED
2025 JAN -2 AM 10:08
Jana Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

19

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 41, BLOCK 2, OF HUNTERS GLEN, SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 8, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/25/2006 and recorded in Document 2006130522 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: 03/04/2025

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 THELMA L. MCKENZIE AND GEORGE J. MCKENZIE, provides that it secures the payment of the indebtedness in the original principal amount of \$84,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5 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 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-5 obtained a Order from the 400th District Court of Fort Bend County on 12/20/2024 under Cause No. 24-DCV-316009. 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.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.

2025 JAN -2 AM 10:08
FILED
COUNTY CLERK
FORT BEND COUNTY, TEXAS

W

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

DATE: March 4, 2025

TIME: 01:00 PM

PLACE: THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX 77471, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

- 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 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 23, 2018 and recorded as Instrument Number 2018083166, real property records of Fort Bend County, Texas.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by Bryan Moore and Latonja Moore, securing the payment of the indebtedness in the original principal amount of \$231,023.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Freedom Mortgage Corporation is the current mortgagee of the note and deed of trust or contract lien.
- 5. Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
- 6. Property to be Sold.** The property to be sold is described as follows:
LOT 12, IN BLOCK 1, OF SUNRISE BAY AT LAKE OLYMPIA, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED ON SLIDE NO(S). 1276/B, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- 7. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Freedom



20

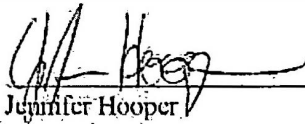
Mortgage Corporation as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood, Patricia Poston, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: January 8, 2024


Jennifer Hooper

Certificate of Posting

I am _____ whose address is _____. I declare under penalty of perjury that on _____ I filed this Notice of [Substitute] Trustees Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

Declarant's Name: _____
Date: _____

FILED
2025 JAN -9 AM 10:31
Fort Bend County Clerk
Fort Bend County, Texas

24-04034

6523 POINTE HOLLOW LN, ROSENBERG, TX 77469

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

Property:

The Property to be sold is described as follows:

LOT 9, IN BLOCK 5, OF ROSEHAVEN SECTION ONE REPLAT NO. ONE,
AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060266, OF THE
MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Security Instrument:

Deed of Trust dated December 13, 2021 and recorded on December 15, 2021 at
Instrument Number 2021206492 in the real property records of FORT BEND County,
Texas, which contains a power of sale.

Sale Information:

✓ March 4, 2025, 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 MAUREEN FRIDAY ONWUHARA secures the
repayment of a Note dated December 13, 2021 in the amount of \$324,022.00.
LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637
Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust
and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee.
Pursuant to a servicing agreement and Texas Property Code section 51.0025, the
mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

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



4832101

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

Sandy Dasigenis
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 JAN -9 AM 10:32

FILED

24-03925

21111 INDIGO FIELD LN, RICHMOND, TX 77407

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

Property:

The Property to be sold is described as follows:

LOT 1, BLOCK 2, LAKEMONT SEC. 13, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040031, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated October 27, 2022 and recorded on November 1, 2022 at Instrument Number 2022136394 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

✓ March 4, 2025, 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 EDUARDO FLORES AND JOSELIN SIERRA secures the repayment of a Note dated October 27, 2022 in the amount of \$382,936.00. CONVENTIONAL/ FHA/VA/RHS: UNITED WHOLESALE MORTGAGE, LLC., whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

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



4831954

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

Sharon Hester
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 JAN -9 AM 10:30

FILED

23

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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, Anna
Sewart, David Barry, Byron Sewart, Patricia Poston,
Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger,
Martin Beltran
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

FILED
2025 JAN -9 AM 10:33
Jana Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

TS No TX07000201-23-2

APN R508897 | 2410-01-004-0070-
907 AKA R435820 | 2410-01-004-
0070-907

TO No 240673300-TX-RW1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 9, 2020, ZEBA SHAIKH, AND IZZAT A SHAIKH AND ADAM SHAIKH, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROBERTSON ANSCHUTZ VETTERS, LLC as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for UNITED WHOLSALE MORTGAGE, 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 \$245,471.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on October 13, 2020 as Document No. 2020141803 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 R508897 | 2410-01-004-0070-907 AKA R435820 | 2410-01-004-0070-907

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **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, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

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

TS No TX07000201-23-2

APN R508897 | 2410-01-004-0070-

TO No 240673300-TX-RWI

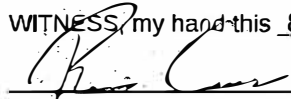
907 AKA R435820 | 2410-01-004-
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 4, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471, or in the area designated by the Commissioner's Court.**

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

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

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

WITNESS my hand this 8th day of January, 2025.

By: 
Ramiro Cuevas, Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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

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

TS No TX07000201-23-2

APN R508897 | 2410-01-004-0070-
907 AKA R435820 | 2410-01-004-

TO No 240673300-TX-RWI

EXHIBIT A

LOT SEVEN (7) IN BLOCK FOUR (4) OF CAMELLIA, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 20140207 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

TS No.: 2024-01677-TX
25-000023-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 03/04/2025

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: 3815 EAST ARBOR BOUGH CIRCLE, FRESNO, TX 77545

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 06/18/2015 and recorded 06/25/2015 in Document 2015069072, real property records of Fort Bend County, Texas, with **YOLANDA THOMAS, A SINGLE WOMAN** grantor(s) and **NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING** 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 **YOLANDA THOMAS, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$165,728.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Nations Direct Mortgage, LLC** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-01677-TX
25-000023-673

Notice of [Substitute] Trustee Sale

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

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

LOT TWENTY-ONE (21), IN BLOCK SIX (6), OF ESTATES OF TEAL RUN, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1860/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

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TS No.: 2024-01677-TX
25-000023-673

Notice of [Substitute] Trustee Sale

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

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

Date: 01/08/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

Certificate of Posting

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

TS No.: 2024-06200
25-000002-568

Notice of Substitute Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 03/04/2025

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: 2326 SWEET ALMOND DR, BROOKSHIRE, TX 77423

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 10/29/2021 and recorded 11/05/2021 in Document 2021186152, real property records of Fort Bend County, Texas, with **BLU' LONY DAVIS AND AIMEE DAVIS HUSBAND AND WIFE** grantor(s) and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST OPTION MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS** as Lender, **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** 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 **BLU' LONY DAVIS AND AIMEE DAVIS HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$548,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** 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

TS No.: 2024-06200
25-000002-568

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: 1/6/2025

Marissa Vidrine
Printed Name: Marissa Vidrine

Entra Default Solutions, LLC

1355 Willow Way, Suite 115

Concord, CA 94520

Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

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

Certificate of Posting

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

Spencer Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JAN -9 AM 10:34

FILED

16

TS No.: 2024-06200
25-000002-568

EXHIBIT A

LOT TWENTY-SEVEN (27) IN BLOCK ONE (1), JORDAN RANCH SEC 23, A SUBDIVISION IN FORT BEND COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20200145 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 10/31/2016
Grantor(s): GENARO MARINES, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR CALCON MUTUAL MORTGAGE LLC DBA ONETRUST HOME
LOANS, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$196,377.00
Recording Information: Instrument 2016122919
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 5211 BRIAR COVE CIRCLE, ROSENBERG, TX 77469

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of March, 2025
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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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.

ue

FILED
2025 JAN 13 AM 11:03
Jana 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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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 TEN (10), IN BLOCK SIX (6), OF THE TRAILS AT SEABOURNE PARKE, SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT PLAT NO(S). 20150158 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 05/08/2017
Grantor(s): PHILLIP JOHN MARTIN III AND TAMMIE YVETTE MARTIN HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$198,592.00
Recording Information: Instrument 2017050405
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 2503 E PEBBLE BEACH 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: 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 4th day of March, 2025
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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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
2025 JAN 13 AM 11:03
Janae Michael
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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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 FIFTY-TWO (52), IN BLOCK FIFTEEN (15), OF QUAIL VALLEY SUBDIVISION, ELDORADO SECTION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 1 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 ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 03/26/2021
Grantor(s): ASHLEY NICOLE BLACKWELL, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND
ASSIGNS
Original Principal: \$226,619.00
Recording Information: Instrument 2021050216
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 8103 PRECIOUS PASSING WAY, ROSHARON, TX 77583

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 4th day of March, 2025
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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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
2025 JAN 13 AM 11:03
Jana H. H. H.
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, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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 25, BLOCK 05, OF SOUTHERN COLONY EXPANSION PHASE 1 SECTION 1B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20200168, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED

2025 JAN 13 AM 11:03

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: December 22, 2006

Amount: \$128,000.00

Grantor(s): ALLAN KEETON and DIONNE KEETON

Original Mortgagee: ABN AMRO MORTGAGE GROUP, INC., A DELAWARE CORPORATION

Current Mortgagee: SELECT PORTFOLIO SERVICING, INC.

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

Recording Information: Document No. 2007005426

Legal Description: LOT FIVE (5), IN BLOCK THREE (3), OF THE ESTATES OF TEAL RUN, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2327/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Date of Sale: March 4, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, OR AMAR SOOD 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 Alton Garcia

Anthony Alton Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-002848

Sandy Dasigenis

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: 7/17/2015	Grantor(s)/Mortgagor(s): CRAIG GRICE, JOINED HEREIN PRO FORMA BY WIFE, CHARLISHA GRICE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2015079464	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: 3/4/2025	Earliest Time Sale Will Begin: 1:00PM
Place of Sale of Property: 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 10, IN BLOCK 1, OF TEAL RUN, SECTION 12, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2413/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 1/10/2025

Thuy Frazier

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

Dated: January 13, 2025

SANDY DASIGENIS

Printed Name:

Sandy Dasigenis

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

FILED
2025 JAN 13 AM 11:04
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

MH File Number: TX-24-106216-POS
Loan Type: FHA

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-12327-TX

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

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

Date: 3/4/2025
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Fort Bend County Courthouse, Texas, at the following location: 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 23, Block 2, of CALDWELL RANCH SECTION 4, a subdivision In Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20210222, of the Plat Records of Fort Bend County, Texas

Commonly known as: 718 SILVER KETTLE DRIVE ROSHARON, TX 77583

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 4/28/2023 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 5/4/2023 under County Clerk's File No 2023041112, in Book – and Page – of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	LESLIE NAVARRO, AN UNMARRIED WOMAN
Original Trustee:	Angela R Hernandez
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender aka Megan L. Randle, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Jeff Benton, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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T.S. #: 2024-12327-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$235,314.00, executed by LESLIE NAVARRO, AN UNMARRIED WOMAN, 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:

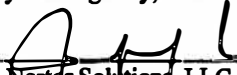
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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

T.S. #: 2024-12327-TX

Dated: 01/13/2025

Nestor Solutions, LLC, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender aka Megan L. Randle, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Jeff Benton, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett



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

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

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

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

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FOR
FORT BEND COUNTY TEXAS
COUNTY CLERK
Jana Richard

2025 JAN 13 PM 12:07

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-12329-TX

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

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

Date: 3/4/2025
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Fort Bend County Courthouse, Texas, at the following location: 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 42, BLOCK 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.

Commonly known as: 2427 YELLOW MAPLE LN FRESNO, TX 77545

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 12/17/2020 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 12/28/2020 under County Clerk's File No 2020184915, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s):	LAQUARIUS SIMMONS AND PAULA SIMMONS, WIFE AND HUSBAND
Original Trustee:	BLACK, MANN & GRAHAM, L.L.P.
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender aka Megan L. Randle, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Jeff Benton, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FREEDOM MORTGAGE CORPORATION, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2024-12329-TX

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$153,855.00, executed by LAQUARIUS SIMMONS AND PAULA SIMMONS, WIFE AND HUSBAND, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FREEDOM MORTGAGE CORPORATION, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

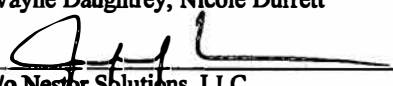
Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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T.S. #: 2024-12329-TX

Dated: 01/13/2025

Nestor Solutions, LLC, Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender aka Megan L. Randle, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Jeff Benton, Ebbie Murphy, Wayne Daughtrey, Nicole Durrett



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

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2025 JAN 16 AM 10:18

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 October 24, 2014 and recorded under Clerk's File No. 2014121162, in the real property records of FORT BEND County Texas, with Damon E. Jones and Megan Marie Jones, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Green Tree Servicing LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Damon E. Jones and Megan Marie Jones, husband and wife securing payment of the indebtedness in the original principal amount of \$129,400.00 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 Damon E. Jones. 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 6, BLOCK 3, OF PARTIAL REPLAT OF MISSION BEND SAN MIGUEL, SECTION 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 888/A OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/04/2025

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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 01/14/2025.

/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: SANDY DASIGENIS

C&M No. 44-23-0963

FILED

C&M No. 44-21-0377/ FILE NOS

2025 JAN 16 AM 10:18

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

[Signature]
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 April 16, 2008 and recorded under Clerk's File No. 2008050483, in the real property records of FORT BEND County Texas, with Raymond N. Benjamin, a single person as Grantor(s) and Wells Fargo Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Raymond N. Benjamin, a single person securing payment of the indebtedness in the original principal amount of \$135,000.00 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 Raymond N. Benjamin. Mortgage Assets Management, 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. 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, Mt. Laurel, NJ 08054.

Legal Description:

LOT 9, IN BLOCK 12, OF MISSION GLEN, SECTION ONE (1), REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 574/A AND 574/B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/04/2025

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.

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, Nicole Durrett, 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 January 14, 2025.

/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: SANDY DASIGENIS

C&M No. 44-21-0377

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/31/2015	Grantor(s)/Mortgagor(s): ROBERT J LIENHARDT AND SPOUSE, ANNA DEGONIA
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NORTHSTAR BANK OF TEXAS, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: NA Page: NA Instrument No: 2015100797	Property County: FORT BEND
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 2800 Tamarack Road, Owensboro, KY 42301
Date of Sale: 3/4/2025	Earliest Time Sale Will Begin: 1 pm
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 Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 45, BLOCK 1, TAMARRON SECTION 9, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT NO. 20150023 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, Nicole Durrett, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

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

Dated: 1/14/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

Dated: 1/16/2025

SANDY DASIGENIS

Printed Name:



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

FILED
2025 JAN 16 AM 10:19
FORT BEND COUNTY CLERK
JAMES B. BAKER
FORT BEND COUNTY TEXAS

MH File Number: TX-24-102455-POS
Loan Type: FHA

36

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/8/2017	Grantor(s)/Mortgagor(s): JOSEPH L OWENS AND PAMELA OWENS, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2017063346	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: 3/4/2025	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 Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT THREE(3, IN BLOCK(4), OF TEAL RUN, SECTION THIRTEEN(13), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2448/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, 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, Nicole Durrett, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

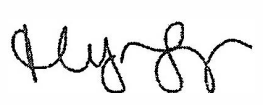
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

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

Dated: 1/15/2025



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

Dated: 1/16/2025

SANDY DASIGENIS

Printed Name:



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

FILED
2025 JAN 16 AM 10:19
FORT BEND COUNTY CLERK
Janae P. Smith
FORT BEND COUNTY TEXAS

MH File Number: TX-24-106506-POS
Loan Type: FHA

FILED

2025 JAN 16 AM 10:19

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24-258424

Notice of Substitute Trustee's Sale

County Clerk
FORT BEND COUNTY, TEXAS

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

Deed of Trust Date: August 21, 2015	Original Mortgagor/Grantor: TANEABA R. SAMUEL A/K/A TANEABA RASHAE SAMUEL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: N/A. Page: N/A. Instrument No: 2015096548	Property County: FORT BEND
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION	Mortgage Servicer's Address: 2800 TAMARACK RD OWENSBORO, KY 42301

* 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 \$144,827.00, executed by TANEABA SAMUEL and payable to the order of Lender.

Property Address/Mailing Address: 1142 TURTLE CREEK DRIVE, MISSOURI CITY, TX 77489

Legal Description of Property to be Sold: LOT SEVENTEEN (17), IN BLOCK FOUR (4), OF QUAIL GREEN SOUTH, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1988/B & 1989/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

/ **Date of Sale:** MARCH 04, 2025**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 AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK NATIONAL ASSOCIATION, the owner and holder of the Note, has requested 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 whose address is 1 Mauchly Irvine,



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CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION* 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, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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 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 whose address is 1 Mauchly Irvine, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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.


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 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, Trustee

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

FILED

Rue 38

24-261230

2025 JAN 16 AM 10:20

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: December 2, 2022	Original Mortgagor/Grantor: HABIBULLAH ORIA AND NAJIA ORIA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOUSTON HOME LOAN, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: UNITED WHOLESALE MORTGAGE, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2022147443	Property County: FORT BEND
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 PHILLIPS BLVD. EWING, NEW JERSEY 08618-1430

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

Secures: Note in the original principal amount of \$358,625.00, executed by HABIBULLAH ORIA AND NAJIA ORIA and payable to the order of Lender.

Property Address/Mailing Address: 2914 GODRIC HOLLOW LN, ROSENBERG, TX 77471

Legal Description of Property to be Sold: LOT NINE (9), IN BLOCK ONE (1), OF FAIRPAFLIC VILLAGE SECTION TEN (10), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NUMBER 20190003 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: March 4, 2025

Earliest time Sale will begin: 1:00 PM

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, **UNITED WHOLESALE MORTGAGE, LLC**, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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 Cenlar Federal Savings Bank

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

24-263884

FILED

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nm2

2025 JAN 16 AM 10:20

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 the reserve component of 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: May 30, 2003	Original Mortgagor/Grantor: KHALED MAOED
Original Beneficiary / Mortgagee: WORLD SAVINGS BANK, FSB	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-RPL11 TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 2003132392	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing	Mortgage Servicer's Address: 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

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

Secures: Note in the original principal amount of \$134,400.00, executed by KHALED MAOED and payable to the order of Lender.

Property Address/Mailing Address: 6311 CANYON PARK DRIVE, KATY, TX 77450

Legal Description of Property to be Sold: LOT FIVE (5), IN BLOCK TWO (2), OF CANYON GATE CINCO RANCH SECTION SEVEN (7), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1953/A AND 1953/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Date of Sale: March 4, 2025	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, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-RPL11 TRUST*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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.

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 *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL*



CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-RPL11 TRUST bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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

FILED

2025 JAN 16 AM 10:20

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24-264354

Notice of Substitute Trustee's Sale

Quinn Bishop
 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

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

Deed of Trust Date: October 30, 2023	Original Mortgagor/Grantor: ZAINULLABUDDIN AZIMI AND NAZIRA ABASI
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, AS BENEFICIARY, AS NOMINEE FOR HOUSTON HOME LOAN, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: UNITED WHOLESALE MORTGAGE, LLC
Recorded in: Volume: N/A. Page: N/A. Instrument No: 2023105777	Property County: FORT BEND
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 PHILLIPS BLVD. EWING, NEW JERSEY 08618-1430

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

Secures: Note in the original principal amount of \$372,955.00, executed by ZAINULLABUDDIN AZIMI and payable to the order of Lender.

Property Address/Mailing Address: 3306 TILLEY DRIVE, ROSENBERG, TX 77471

Legal Description of Property to be Sold: LOT TWENTY (20), IN BLOCK TWO (2), OF BRIARWOOD CROSSING, SECTION FIFTEEN (15), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED UNDER PLAT NUMBER 20210243 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

<input checked="" type="checkbox"/> Date of Sale: MARCH 04, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Fort Bend County Fairgrounds - 4310 Texas 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, *UNITED WHOLESALE MORTGAGE, LLC*, the owner and holder of the Note, has requested 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The



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Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

FILED

run 41

2025 JAN 16 AM 10:20

24-264674

Notice of Substitute Trustee's Sale


COUNTY CLERK
FORT BEND COUNTY TEXAS

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

Deed of Trust Date: February 14, 2014	Original Mortgagor/Grantor: TANYA WASHINGTON & LEANIDOUS WASHINGTON III
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM, A CORPORATION.	Current Beneficiary / Mortgagee: SELECT PORTFOLIO SERVICING, INC.
Recorded in: Volume: N/A Page: N/A Instrument No: 2014015294	Property County: FORT BEND
Mortgage Servicer: Select Portfolio Servicing	Mortgage Servicer's Address: 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

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

Secures: Note in the original principal amount of \$416,700.00, executed by TANYA WASHINGTON & LEANIDOUS WASHINGTON III and payable to the order of Lender.

Property Address/Mailing Address: 3010 MULLINGAR WALK, MISSOURI CITY, TX 77459

Legal Description of Property to be Sold: LOT TWO (2), IN BLOCK TWO (2), OF SIENNA VILLAGE OF WATERS LAKE, SECTION TWENTY-FOUR B, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060144 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

<input checked="" type="checkbox"/> Date of Sale: March 4, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Fort Bend County Fairgrounds - 4310 Texas 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, *SELECT PORTFOLIO SERVICING, INC.*, the owner and holder of the Note, has requested 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 whose address is 1 Mauchly Irvine, CA 92618 & Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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.



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 *SELECT PORTFOLIO SERVICING, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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 whose address is 1 Mauchly Irvine, CA 92618 & Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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 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 whose address is 1 Mauchly Irvine, CA 92618 & Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
NGO, KHIEM
4018 CRESTWIND LANE, RICHMOND, TX 77407

CONVENTIONAL

Firm File Number: 24-042075

42

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 9, 2011, KHIEM VU NGO, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to MATT H. LAIRD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE 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 2011125872, rerecorded on January 26, 2012, as Instrument 2012008942, Fort Bend 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, March 4, 2025** 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 14, BLOCK 1, OF OLD ORCHARD SECTION 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20080088, OF THE PLAT
RECORDS OF FORT BEND COUNTY, TEXAS.

PROPERTY COMMONLY KNOWN AS: 4018 CRESTWIND LANE RICHMOND, TX 77407

PARCEL ID: R379261

Property Address: 4018 CRESTWIND LANE
RICHMOND, TX 77407
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE
MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2023-1
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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

Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day January 10, 2025

By: _____
Romy George

FILED
JAN 16 PM 2:06
COUNTY CLERK
FORT BEND COUNTY, TEXAS

42

Texas Bar # 24123104

rgeorge@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Federal Home Loan Mortgage Corporation,
as Trustee for Freddie Mac Seasoned Credit Risk Transfer
Trust, Series 2023-1

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

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

CONVENTIONAL
Firm File Number: 23-039583

43

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 31, 2005, CATHESHIA 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, March 4, 2025** 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

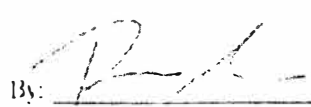
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

WITNESS MY HAND this day January 13, 2025.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 900
Houston, TX 77040
Telephone No: (713) 462-2565

FILED
2025 JAN 16 PM 2:06
FORT BEND COUNTY CLERK
Texas

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

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

25-00043

6702 OAKLEAF TRAIL LANE, RICHMOND, TX 77407

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

Property:

The Property to be sold is described as follows:

LOT THIRTY-SEVEN (37), IN BLOCK ONE (1), OF WEST OAKS VILLAGE, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 1483/B AND 1484/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated May 20, 2005 and recorded on May 26, 2005 at Instrument Number 2005060716 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

✓ March 4, 2025, 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 CHUMA OKOLI secures the repayment of a Note dated May 20, 2005 in the amount of \$107,200.00. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-3, ASSET-BACKED CERTIFICATES, SERIES 2005-3, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED



4833317

FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 JAN 23 AM 11:55

FILED 15

24-04168

6731 HAVEN FOREST LN, ROSENBERG, TX 77469

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

Property:

The Property to be sold is described as follows:

LOT THIRTEEN (13), IN BLOCK ONE (1), OF WALNUT CREEK SEC. 3,
AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20090032, OF THE
PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated February 26, 2010 and recorded on March 11, 2010 at Instrument
Number 2010020724 in the real property records of FORT BEND County, Texas, which
contains a power of sale.

Sale Information:

✓ March 4, 2025, 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 JASON A KLIMEK AND ELIA KLIMEK secures the
repayment of a Note dated February 26, 2010 in the amount of \$134,642.00.
LAKEVIEW LOAN SERVICING, LLC., whose address is c/o LoanCare, LLC, 3637
Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust
and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee.
Pursuant to a servicing agreement and Texas Property Code section 51.0025, the
mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

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



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Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

FOR BEND COUNTY, TEXAS
COUNTY CLERK

Anna H. Heston

2025 JAN 23 AM 11:29

FILED
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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 080847-TX

Date: January 17, 2025

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: TYLER MURRILE AND BRIANNE MURRILE, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 11/30/2004, RECORDING INFORMATION: Recorded on 12/3/2004, as Instrument
No. 2004146999

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SIX (6), IN BLOCK THREE (3), OF
ALLENDALE MANOR, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 261, PAGE 617, OF THE DEED RECORDS OF
FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/4/2025, 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.



Matter No.: 080847-TX

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WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, LEVA, JOHN BURGER, MARTIN BELTRAN, JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton

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

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

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JAN 23 AM 11:29

FILED
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24-04194

14802 ATTERBURY DR, SUGAR LAND, TX 77478

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

Property:

The Property to be sold is described as follows:

LOT THREE (3), BLOCK SIX (6) OF WATERFORD, SECTION ONE (1), A RE PLAT OF KINGSBRIDGE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 26, PAGE 16 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated August 19, 2002 and recorded on August 21, 2002 at Instrument Number 2002090201 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

✓ March 4, 2025, at 10:00 AM, 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 DONALD BURGS JR secures the repayment of a Note dated August 19, 2002 in the amount of \$159,300.00. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

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



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Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JAN 23 AM 11:29

FILED
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2015 RUFFIAN LANE
STAFFORD, TX 77477

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2025 JAN 23 AM 11:30
Laura Richard
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: March 04, 2025
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 07, 2005 and recorded in Document INSTRUMENT NO. 2005084050 real property records of FORT BEND County, Texas, with CHRISTOPHER O FREEMAN AND WIFE, SHARICKA L FREEMAN, grantor(s) and LONG BEACH MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER O FREEMAN AND WIFE, SHARICKA L FREEMAN, securing the payment of the indebtednesses in the original principal amount of \$117,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



2015 RUFFIAN LANE
STAFFORD, TX 77477

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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 SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, AMAR SOOD, NICOLE DURRETT 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.

Il Sb

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: _____

2015 RUFFIAN LANE
STAFFORD, TX 77477

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FORT BEND

EXHIBIT "A"

LOT SIXTEEN(16), IN BLOCK SIX(6), OF STAFFORD RUN, SECTION ONE(1), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26 PAGE 20 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 07/21/2023
Grantor(s): YOSHIDA RENE GREEN, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$331,661.00
Recording Information: Instrument 2023070216
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 6823 LEBEC DR, ROSHARON, TX 77583

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 4th day of March, 2025
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, Lcb 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, 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, Lcb 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, 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
 2025 JAN 23 AM 11:30
 Fort Bend County Clerk
 Fort Bend County, Texas

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

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Auction.com, Anna Sewart, David Barry, Byron Sewart, 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 9, BLOCK 2, GLENDALE LAKES SECTION 13, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20220148 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS

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

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2025 JAN 23 AM 11:30

Anna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

✓ **Date:** Tuesday, the 4th day of March, 2025
Time: 1pm or not later than three hours after that time
Place: AT The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South
Rosenberg, TX 77471 in Fort Bend County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: February 8, 2021
Grantor(s): DINO G. JACK, UNMARRIED MAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Angel Oak Home Loans LLC, its successors and assigns
Original Principal: \$925,894.00
Recording Information: Deed Inst.# 2021022187
Current Mortgagee/Beneficiary: Great Lake Funding I Trust
Secures: The Promissory Note (the "Note") in the original principal amount of \$925,894.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Fort Bend
Property Description: (See Attached Exhibit "A")
Property Address: 11506 Lago Bella Dr, Richmond, TX 77406
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 24-01534TX

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SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston

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

DOCUMENT PREPARED BY:

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

Certificate of Posting

I am _____ whose address is _____. I declare

under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Fort Bend

County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners.

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

File No.: 24-01534TX

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EXHIBIT "A"

LOT 2, BLOCK 2 OF LAKES OF BELLA TERRA SEC. 10, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 20140110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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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: 3/4/2025	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, Nicole Durrett, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, docs 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: 1/16/2025

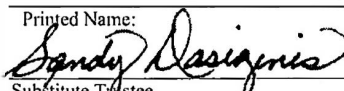


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC

Dated: January 23, 2025

SANDY DASIGENIS

Printed Name:



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

FORT BEND COUNTY CLERK TEXAS

Jana Richard

2025 JAN 23 AM 11:30

FILED K6

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

52

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/12/2019	Grantor(s)/Mortgagor(s): SHERI HAYNES AND TIMOTHY HAYNES, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: GS Mortgage-Backed Securities Trust 2021-NQM1
Recorded in: Volume: N/A Page: N/A Instrument No: 2019038757	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: 3/4/2025	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 SEVEN (7), IN BLOCK ONE (1), OF TWIN OAKS VILLAGE, SECTION 11, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050248, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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: 1/16/2025

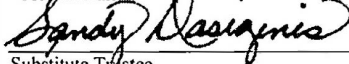


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Select Portfolio Servicing, Inc.

Dated: January 23, 2025

SANDY DASIGENIS

Printed Name:



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

FILED
K6
2025 JAN 23 AM 11:31
Jana Holthus
COUNTY CLERK
FORT BEND COUNTY, TEXAS

MII File Number: TX-24-105814-POS
Loan Type: Conventional Residential

24-251745

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: March 23, 2007	Original Mortgagor/Grantor: CHOUDHARY K. ALIM AND DORA L. ALIM
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 2007043195	Property County: FORT BEND
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

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

Secures: Note in the original principal amount of \$234,000.00, executed by CHOUDHARY ALIM AND DORA L ALIM and payable to the order of Lender.

Property Address/Mailing Address: 4918 CEDAR SPRINGS DRIVE, MISSOURI CITY, TX 77459

Legal Description of Property to be Sold: LOT FORTY-SEVEN (47), IN BLOCK FOUR (4), OF FINAL PLAT OF HERITAGE COLONY SECTION TWO AT FIRST COLONY, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S). 1548/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: March 4, 2025	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, *U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston whose address is 14800 LANDMARK BLVD., SUITE 850,



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DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood 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, Nicole Durrett, Amar Sood 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.



SUBSTITUTE TRUSTEE

Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

Spencer Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JAN 23 AM 11:31

FILED
KG

54

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 13, BLOCK 6, REPLAT OF DOVE COUNTRY, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 22, PAGE 49, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/18/2019 and recorded in Document 2019149574 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: 03/04/2025

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 MUSA A. GARUBA AND SUBEDAT O. GARUBA, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, 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 THE ELLINGTON FINANCIAL MORTGAGE TRUST 2020-1 is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2020-1 c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2020-1 obtained a Order from the 400th District Court of Fort Bend County on 01/07/2025 under Cause No. 24-DCV-321608. 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
2025 JAN 23 AM 11:32
FORT BEND COUNTY CLERK
FORT BEND COUNTY, TEXAS

FILED
K6

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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 10, BLOCK 3, TEXANA PLANTATION, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN SLIDE NOS. 1624/A AND 1624/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 02/19/2020 and recorded in Document 2020021306 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: 03/04/2025

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 ABELARDO CHAVEZ AGUILAR AND KAREN SOFIA CHAVEZ CASTELLANOS, provides that it secures the payment of the indebtedness in the original principal amount of \$731,456.00, 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 OWNER TRUSTEE FOR VMCAP TRUST U-OR1 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VMCAP TRUST U-OR1 c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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
2025 JAN 23 AM 11:32
COUNTY CLERK
FORT BEND COUNTY TEXAS
Dawn Richard

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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 17, IN BLOCK 5, OF CREEK TRACE AT CROSS CREEK RANCH SECTION TWO, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200127, OF THE MAP OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/14/2022 and recorded in Document 2022080905 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: 03/04/2025

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 JASON TODD RAPPAPORT AND MEGHAN ESSELLE LOY, provides that it secures the payment of the indebtedness in the original principal amount of \$575,366.00, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-8 c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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
2025 JAN 23 AM 11:32
KG
FORT BEND COUNTY CLERK
COUNTY CLERK
FORT BEND COUNTY, TEXAS

57

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:** 03/04/2025

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: 7302 Maple Run Drive, 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 01/03/2006 and recorded 01/12/2006 in Document 2006005495, real property records of Fort Bend County, Texas, with **Abdul R. Usmani, a married man & Karen Usmani, signing pro forma to perfect lien only and Abdul Q Usmani, a married man & Sheeba Usmani, signing pro forma to perfect lien only** grantor(s) and **MILA, INC DBA MORTGAGE INVESTMENT LENDING ASSOCIATES, INC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.**

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Abdul R. Usmani, a married man & Karen Usmani, signing pro forma to perfect lien only and Abdul Q Usmani, a married man & Sheeba Usmani, signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of \$143,999.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE GSAMP TRUST 2006-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE2** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2018-03076-TX
18-002166-673

Notice of [Substitute] Trustee Sale

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

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

LOT EIGHT (8), IN BLOCK TWO (2) OF GREATWOOD CROSSING, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1668/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

Shana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JAN 23 AM 11:32

FILED
KG

57

TS No.: 2018-03076-TX
18-002166-673

Notice of [Substitute] Trustee Sale

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

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

Date: January 21, 2025



Sandra White – Attorney or Authorized Agent of
The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

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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: 03/04/2025

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: 15902 DANTE DRIVE, HOUSTON, TX 77053

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/25/1999 and recorded 11/15/1999 in Document 1999099478, real property records of Fort Bend County, Texas, with **LATOSHIA LEWIS IBARGUEN, A SINGLE PERSON** grantor(s) and **AMERICAN CAPITAL FUNDING CORPORATION, A TEXAS CORPORATION** as Lender, U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP3 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 **LATOSHIA LEWIS IBARGUEN, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of \$53,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP3** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00843-TX
24-000536-673

Notice of [Substitute] Trustee Sale

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

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

LOT (29) IN BLOCK FOUR (4), OF THE REPLAT OF RIDGEGATE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 16, PAGE 4 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

FILED
2025 JAN 23 AM 11:32
KG
Jana Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

58

TS No.: 2024-00843-TX
24-000536-673

Notice of [Substitute] Trustee Sale

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

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

Date: 01/17/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

TS No.: 2024-01367-TX
25-000074-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 03/04/2025

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: 15610 EMPANADA DRIVE, HOUSTON, TX 77083

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/27/2006 and recorded 03/02/2006 in Document 2006024308, Re-filed 03/09/2006 in Book RP 018-87 Page 2228 in Document Z143414, real property records of Fort Bend County, Texas, with **BRYANT P. MAGEE AND CANDICE M. MAGEE, HUSBAND AND WIFE** grantor(s) and MORTGAGES FIRST REAL ESTATE SERVICES, LLC as Lender, HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP2 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 **BRYANT P. MAGEE AND CANDICE M. MAGEE, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$81,600.00**, 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-OP2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01367-TX
25-000074-673

Notice of [Substitute] Trustee Sale

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

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

LOT TWENTY-SIX (26), IN BLOCK THIRTY (30), OF MISSION BEND, SECTION EIGHT (8), A SUBDIVISION IN HARRIS COUNTY, TEXAS AND IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 275, PAGE 110 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND IN VOLUME 22, PAGE 13 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS (SAID LOT LIES WHOLLY IN 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**

FILED
2025 JAN 23 AM 11:33
K6
Janae P. [Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

59

TS No.: 2024-01367-TX
25-000074-673

Notice of [Substitute] Trustee Sale

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

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

Date: 01/22/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 03/04/2025

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: 10454 SUGAR SANDS COURT, SUGAR LAND, TX 77498-5032

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/22/2006 and recorded 11/29/2006 in Document 2006148834, real property records of Fort Bend County, Texas, with **Belinda Delarosa and Guadalupe Delarosa, wife and husband** grantor(s) and RESMAE MORTGAGE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Belinda Delarosa and Guadalupe Delarosa, wife and husband**, securing the payment of the indebtedness in the original principal amount of **\$149,683.00**, 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 Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-01449-TX
19-000870-673

Notice of [Substitute] Trustee Sale

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

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

LOT 17, BLOCK 5, SUGAR GROVE, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2406/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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

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

FILED
2025 JAN 23 AM 11:33
COUNTY CLERK
FORT BEND COUNTY TEXAS
Shana F. [Signature]

TS No.: 2024-01449-TX
19-000870-673

Notice of [Substitute] Trustee Sale

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

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

Date: 01/22/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

Certificate of Posting

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

TS No.: 2024-01628-TX
25-000070-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

✓ Date: 03/04/2025

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: 523 DEER HOLLOW DRIVE, 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 01/21/2004 and recorded 02/27/2004 in Document 2004022704, real property records of Fort Bend County, Texas, with **ANGELA E. LENZY, A SINGLE PERSON** grantor(s) and Sebring Capital Partners, Limited Partnership 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 **ANGELA E. LENZY, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$136,850.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01628-TX
25-000070-673

Notice of [Substitute] Trustee Sale

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

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

LOT SEVENTEEN (17), IN BLOCK TWO (2), OF GREATWOOD CROSSING, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S) 1668/A & 1668/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

2025 JAN 23 AM 11:33
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Anna P. [Signature]

2025 JAN 23 AM 11:33

FILED
K6

TS No.: 2024-01628-TX
25-000070-673

Notice of [Substitute] Trustee Sale

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

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

Date: 01/22/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

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

TS No.: 2024-01705-TX
25-000062-673

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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: 03/04/2025

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: 1914 GRAY SLATE DRIVE, MISSOURI CITY, TX 77489

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/04/2006 and recorded 04/11/2006 in Document 2006041275, real property records of Fort Bend County, Texas, with **DAVID L. HOLLEY AND ELIA HOLLEY, HUSBAND AND WIFE** grantor(s) and **OAK STREET MORTGAGE, LLC** as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5 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 **DAVID L. HOLLEY AND ELIA HOLLEY, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$159,686.00**, 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 Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5** is the current mortgagee of the note and deed of trust or contract lien.

62

TS No.: 2024-01705-TX
25-000062-673

Notice of [Substitute] Trustee Sale

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

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

LOT 4, BLOCK 4, FINAL PLAT OF BRADFORD VILLAGE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NUMBER 2528A 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

FILED
2025 JAN 23 AM 11:32
COUNTY CLERK
FORT BEND COUNTY, TEXAS
Anna Richard

TS No.: 2024-01705-TX
25-000062-673

42

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: 01/22/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

63

TS No.: 2025-00025-TX
25-000044-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 03/04/2025

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: 16103 SAMOA WAY, HOUSTON, TX 77053

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/01/1998 and recorded 09/04/1998 in Document 9872439, real property records of Fort Bend County, Texas, with **GERALDINE BUTLER, A MARRIED WOMAN, JOINED HEREIN PROFORMA BY HER SPOUSE, KEVIN WAYNE NOEL, FOR THE SOLE PURPOSE OF PERFECTING THE LIEN** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association) as Trustee for Option One Mortgage Loan Trust 1999-A, Asset-Backed Certificates, Series 1999-A 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 **GERALDINE BUTLER, A MARRIED WOMAN, JOINED HEREIN PROFORMA BY HER SPOUSE, KEVIN WAYNE NOEL, FOR THE SOLE PURPOSE OF PERFECTING THE LIEN**, securing the payment of the indebtedness in the original principal amount of \$47,000.00, 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, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association) as Trustee for Option One Mortgage Loan Trust 1999-A, Asset-Backed Certificates, Series 1999-A** is the current mortgagee of the note and deed of trust or contract lien.

63

TS No.: 2025-00025-TX
25-000044-673

Notice of [Substitute] Trustee Sale

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

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

LOT NINETEEN (19), BLOCK TWENTY-FOUR (24), BRIAR VILLA, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 571-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**

FILED
2025 JAN 23 AM 11:30
COUNTY CLERK
FORT BEND COUNTY, TEXAS
Shana Richard

TS No.: 2025-00025-TX
25-000044-673

Notice of [Substitute] Trustee Sale

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

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

Date: 01/16/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

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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: 03/04/2025

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: 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.

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TS No.: 2025-00028-TX
21-000103-673

Notice of [Substitute] Trustee Sale

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

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

LOT THIRTY-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**

FILED
K6
2025 JAN 23 AM 11:32
Jana H. H. H.
COUNTY CLERK
FORT BEND COUNTY, TEXAS

TS No.: 2025-00028-TX
21-000103-673

64

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: 01/21/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 03/04/2025

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: 9515 DEMSEY MILL DRIVE, 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 03/08/2006 and recorded 03/22/2006 in Document 2006032665, real property records of Fort Bend County, Texas, with **TOMIKO CHAVIS, A SINGLE WOMAN** grantor(s) and MILA, INC., D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, INC. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **TOMIKO CHAVIS, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$190,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2025-00064-TX
25-000036-673

Notice of [Substitute] Trustee Sale

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

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

Lot 24, in Block 3 of Kingsbridge Village, Section THREE (3), A Subdivision in Fort Bend County, Texas, according to THE Map or Plat thereof recorded IN Slide No. (S). 2410/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**

Jana F. [Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 JAN 23 AM 11:34

FILED
KG

TS No.: 2025-00064-TX
25-000036-673

Notice of [Substitute] Trustee Sale

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

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

Date: 01/14/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

SELECT PORTFOLIO SERVICING, INC. (SPS)
MAYES, ROSALINA AND ESTATE OF JOHNNY
15730 CORSAIR ROAD, HOUSTON, TX 77053

CONVENTIONAL
Firm File Number: 12-009735

66

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 3, 2006, JOHNNY R MAYES AND ROSALINDA MAYES, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to NEW CENTURY MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006133564, 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, March 4, 2025 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 16, BLOCK 10, OF RIDGEGATE, SECTION 1, REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 4, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 15730 CORSAIR ROAD
HOUSTON, TX 77053
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 NC5
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, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston

WITNESS MY HAND this day January 22, 2025

FILED
2025 JAN 23 PM 1:11
County Clerk
FORT BEND COUNTY TEXAS

By:

Ronny George
Texas Bar # 24123104
rgeorge@logs.com

13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823

Attorneys for Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan

68
Stanley ABS Capital I Inc. Trust 2006-NC5, Mortgage
Pass-Through Certificates, Series 2006 NC5

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

SELECT PORTFOLIO SERVICING, INC. (SPS)
ALLEN, DOROTHY
1906 QUAIL GROVE LANE, MISSOURI CITY, TX 77459

CONVENTIONAL
Firm File Number: 24-041772

5

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 31, 1994, DOROTHY LOUISE ALLEN, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to RANDOLPH C. HENSON, as Trustee, the Real Estate hereinafter described, to BANK UNITED OF TEXAS FSB 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 9422436 Volume 2641, Page 1995, 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, March 4, 2025** 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 FIFTY-FIVE (55), IN BLOCK THIRTY (30), OF QUAIL VALLEY EAST SUBDIVISION SECTION FIVE (5), AN ADDITION 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.

Property Address: 1906 QUAIL GROVE LANE
MISSOURI CITY, TX 77459
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR EMC MORTGAGE LOAN TRUST 2005-A, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-A
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, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston

WITNESS MY HAND this day January 21, 2025

FILED

2025 JAN 23 PM 1:11

County Clerk
FORT BEND COUNTY TEXAS

By: 
Ronny George
Texas Bar # 24123104
rgorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for U.S. Bank Trust Company, National

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Association, as Trustee, as successor-in-interest to U.S.
Bank National Association, as Trustee for EMC Mortgage
Loan Trust 2005-A, Mortgage Pass-Through Certificates,
Series 2005-A

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

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

DATE: January 24, 2025

DEED OF TRUST:

DATE: May 11, 2018
GRANTOR: William A. Mills
GRANTOR'S ADDRESS: 1114 Lake Pointe Parkway
Sugar Land, Texas 77478-4591 (Fort Bend County)
BENEFICIARY: SouthStar Bank, S.S.B.
ORIGINAL TRUSTEE: David R. Kapavik
RECORDING INFORMATION: Instrument Number 2018054192 of the Official Public
Records of Fort Bend County, Texas

PROPERTY: Lot Twenty-Two (22), in Block One (1), of LAKE POINTE URBAN HOMES, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20130223 of the Plat Records of Fort Bend County, Texas; and being the same property described in a Special Warranty Deed dated April 24, 2018 from Southwest Business Capital, Inc. to William A. Mills recorded as Instrument Number 2018043130 of the Official Public Records of Fort Bend County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: May 11, 2018
ORIGINAL AMOUNT: Four Hundred Fifteen Thousand Four Hundred Thirty Seven Dollars and 00/100 (\$415,437.00)
BORROWER: William A. Mills
HOLDER: SouthStar Bank, S.S.B.

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: September 11, 2024
SUBSTITUTE TRUSTEE: Bryan F. Russ III, James H. McCullough or Amanda E. Lockhart
RECORDING INFORMATION: Instrument Number 2024088559 of the Official Public
Records of Fort Bend County, Texas

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DATE OF SALE OF PROPERTY: Tuesday, March 4, 2025

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: The sale will take place at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471, or as designated by the Commissioner's Court.

Because of default in performance of the 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.

Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III
Palmos, Russ, McCullough & Russ, L.L.P.
307 North Center Street / P.O. Box 1288
Franklin, Texas 77856
(979) 828-3663
Email: treyruss@palmosruss.com


Bryan F. Russ III, Substitute Trustee

FILED
2025 JAN 24 AM 10:26
Jana Hefland
COUNTY CLERK
FORT BEND COUNTY TEXAS

FILED 69

2025 JAN 30 AM 9:45

2726 N DORAL DR, MISSOURI CITY, TX, 77459

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE

Chris Ferguson
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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 c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O.
ADDRESS: Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 04, 2025 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

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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 10/31/2023 and recorded under Volume, Page or Clerk's File No. DOC# 2023105434 in the real property records of Fort Bend County Texas, with DREWDENGRACE HOLDINGS LLC as Grantor(s) and CLOSING CAPITAL LLC, ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by DREWDENGRACE HOLDINGS LLC securing the payment of the indebtedness in the original principal amount of \$180,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by DREWDENGRACE HOLDINGS LLC. CAPITAL FUND REIT, 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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC
c/o CAPITAL FUND I, LLC
14555 N SCOTTSDALE ROAD SUITE #200
SCOTTSDALE, AZ 85254

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: LOT NINE (9), OF REPLAT OF QUAIL VALLEY COTTAGES, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 9, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS (the "Property")

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REPORTED

PROPERTY ADDRESS: 2726 N DORAL 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.

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

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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).

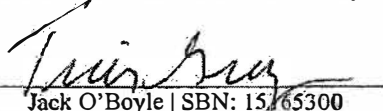
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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.

Signed on the 28 day of January, 2025.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


Jack O'Boyle | SBN: 15765300
jack@jackobovle.com

X Travis H. Gray | SBN: 24044965
travis@jackobovle.com

Chris Ferguson | SBN: 24069714
chris@jackobovle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

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CERTIFICATE OF POSTING

My name is _____, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

FILED

2025 JAN 30 AM 9:46

C&M No. 44-24-03787/ FILE NOS

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 October 26, 2020 and recorded under Clerk's File No. 2020153368, in the real property records of FORT BEND County Texas, with Shawndra Chairmai Harmond, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Bank, N.A., A National Banking Association, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Shawndra Chairmai Harmond, a single woman securing payment of the indebtedness in the original principal amount of \$137,000.00 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 Shawndra Chairmai Harmond. CITIZENS BANK NA f/k/a RBS CITIZENS NA is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT EIGHT (8), BLOCK THREE (3), OF GREAT OAKS SOUTH, SECTION ONE (1), AMENDING PLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 2225/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION**Date of Sale: 03/04/2025****Earliest Time Sale Will Begin: 1:00 PM**

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

TERMS OF SALE

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

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

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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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, 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 01/14/2025.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-03787

FILED

Rmb

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2025 JAN 30 AM 9:46

C&M No. 44-25-00124/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

[Signature]
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 June 01, 2022 and recorded under Clerk's File No. 2022074485, in the real property records of FORT BEND County Texas, with Isary Lopez, a single person, and Mercedes Patron Alicea, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mutual of Omaha Mortgage, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Isary Lopez, a single person, and Mercedes Patron Alicea, a single person securing payment of the indebtedness in the original principal amount of \$418,000.00 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 Isary Lopez, Mercedes Patron Alicea. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage, is representing the Mortgagee, whose address is: 951 Yamato Road, Suite 175, Boca Raton, FL 33431.

Legal Description:

LOT 27, BLOCK 1, FIRETHORNE SEC. 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20040202, OF THE MAP AND/OR PLAT RECORDS, OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

[Signature] **Date of Sale: 03/04/2025**

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.

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, 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, 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 01/27/2025.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-00124

22-50263

1262 WEDGEWOOD DR, SUGAR LAND, TX 77478

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FILED *pmh*

2025 JAN 30 AM 9:47

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

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

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

Lot Sixteen (16), in Block Five (5), of Sugar Creek, section twenty-one (21), A subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in volume 22, page 38 of the plat records of Fort Bend County, Texas.

Security Instrument: Deed of Trust dated October 17, 2003 and recorded on November 20, 2003 at Instrument Number 2003163161 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ March 4, 2025, 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 WENDEE FROECHTENICHT AND WILLIAM H. FROECHTENICHT secures the repayment of a Note dated October 17, 2003 in the amount of \$340,000.00. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-1, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



4833733

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sandy Dasigenis

Substitute Trustee(s): ~~Corenblum, Leb Kemp, Vinee~~
~~Ross, Traei Yeaman, Kelly McDaniel, Israel Curtis,~~
~~John Sisk, Clay Golden, Stephen Mayers, Colette~~
~~Mayers, Tim Worstell, Joshua Sanders, Cary~~
~~Corenblum, Matthew Hansen, Evan Press, Anna~~
~~Sewart, David Barry, Jeff Leva, Sandy Dasigenis,~~
~~Lillian Poelker, Megan Randle, Ebbie Murphy, Byron~~
~~Sewart, Keith Wolfshohl, Helen Henderson, Patricia~~
~~Poston, Megan L. Randle, Nick Frame, Austin~~
~~DuBois, Cheyanne Troutt, Amar Sood, Ramiro~~
~~Cuevas, Jami Grady, Kinney Lester, John Burger,~~
~~Martin Beltran, Wayne Daughtrey, Steve Leva,~~
~~Thomas Gilbraith, Nicole Durrett~~

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

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

FILED

2025 JAN 30 AM 9:49

NOTICE OF TRUSTEE'S SALE

Quinn B. Hines
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 November 30, 2020 and recorded under Clerk's File No. 2020173626, in the real property records of FORT BEND County Texas, with Gary Patrick Hennessey and Monica Da Silva Hennessey, husband and wife 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 Gary Patrick Hennessey and Monica Da Silva Hennessey, husband and wife securing payment of the indebtedness in the original principal amount of \$201,465.00 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 Gary Patrick Hennessey . 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

LOT 39, BLOCK 4, TAMARRON SECTION 10, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150181 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

✓ **Date of Sale: 03/04/2025**

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.

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



Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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, 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

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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: 03/04/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM 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 08/20/2007 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number 2007106439, with Ronald R. McNamara and Nancy A. McNamara (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 Ronald R. McNamara and Nancy A. McNamara, securing the payment of the indebtedness in the original amount of \$382,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT EIGHT (8), IN BLOCK ONE (1), OF AVALON GARDENS OF AVALON, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE RECORDED MAP AND OR PLAT THEREOF RECORDED IN SLIDE NO. 1949/A AND 1950/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Fort Bend County Clerk
Texas

2025 JAN 30 AM 9:50

FILED

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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. SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current Mortgagee whose address is:

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust
75 Beattie Place, Suite 300
Greenville, SC 29601

Sandy Dasigenis

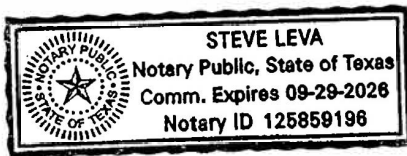
SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva OR AUCTION.COM OR Kirk Schwartz, Esq., or Carson Emmons, Esq. c/o Albertelli Law
6565 N. MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of January, 2025.



Steve Leva

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: _____

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: 03/04/2025

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 June 20, 2006 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2006073924 with Tameisha M. Beal (grantor(s)) and Centex Home Equity Company, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Tameisha M. Beal, securing the payment of the indebtedness in the original amount of \$76,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 5, IN BLOCK 5, OF QUAIL RUN, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 10 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED
2025 JAN 30 AM 9:51
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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust,
Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6
8950 Cypress Waters Blvd
Coppell, TX 75019

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq., OR Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067 OR AUCTION.COM, 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.

1/24/2025

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

January 30, 2025

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie
Murphy, Wayne Daughtrey, Steve Leva OR
AUCTION.COM OR Amar Sood
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

FILED

2025 JAN 30 AM 9:51

Paula P. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

00000010347359

22723 W WATERLAKE DR
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: March 04, 2025
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2018 and recorded in Document CLERK'S FILE NO. 2018094984 real property records of FORT BEND County, Texas, with KEVIN SCOTT, A MARRIED MAN AND ASTI M SCOTT, HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KEVIN SCOTT, A MARRIED MAN AND ASTI M SCOTT, HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$184,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



NTSS00000010347359

22723 W WATERLAKE DR
RICHMOND, TX 77406

00000010347359

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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, AMAR SOOD 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: _____

22723 W WATERLAKE DR
RICHMOND, TX 77406

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FORT BEND

EXHIBIT "A"

LOT 17, BLOCK 5, WESTPARK LAKES, SECTION 1 AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT RECORDED IN SLIDE NO. 858/A, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2025 JAN 30 AM 9:52

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Ann Debed
COUNTY CLERK
FORT BEND COUNTY TEXAS

FORT BEND County

Deed of Trust Dated: June 7, 2013

Amount: \$136,943.00

Grantor(s): MARSHEL WILSON and PAMELA WILSON

Original Mortgagee: USAA FEDERAL SAVINGS BANK, A FEDERALLY CHARTERED SAVINGS BANK

Current Mortgagee: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

Mortgagee Servicer and Address: c/o NEWREZ MORTGAGE LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

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

Recording Information: Document No. 2013072323

Legal Description: A 1.500 ACRE TRACT OF LAND OUT OF THE HENRY A. STEINHAGAN CALLED 3.00 ACRE TRACT OUT OF SHARE NO. 8 OF THE M.M. CRAVEN ESTATES IN THE B.B.B. & C. R.R. COMPANY SURVEY, SECTION 8, ABSTRACT 116, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

WHEREAS PAMELA WILSON is deceased.

WHEREAS MARSHEL WILSON is deceased.

✓ **Date of Sale:** March 4, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, OR AMAR SOOD 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 Garcia

Anthony Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-001913

Sandy Dasigenis

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

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Exhibit A

LEGAL DESCRIPTION

The following described property:

A 1.500 acre tract of land out of the Henry A. Steinhagan called 3.00 acre tract out of SHARE NO. 8 of the M. M. CRAVEN ESTATES in the B. B. B. & C. R. R. COMPANY SURVEY, SECTION 8, ABSTRACT 116, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the intersection of the centerline of Echo Creek Road with Mesa Verde Street, both being based on a 60 foot wide right-of-way in the City of Missouri City, for the North corner and PLACE OF BEGINNING of the herein described tract;

THENCE South 45 deg. 27' East along the centerline of said Echo Creek Road, 217.46 feet to a point for the East corner of the herein described tract;

THENCE South 44 deg. 05' West along a line establishing the Southeast line of the herein described tract, at 30 feet pass a 1/2 inch iron rod found on the Southwest margin of Echo Creek Road and continuing for a total distance of 300.14 feet to a 3/4 inch iron pipe found for the South corner of the herein described 1.5000 acre tract;

THENCE North 45 deg. 27' West along a line establishing the Southwest line of the herein described tract, at 187.94 feet pass a 1/2 inch iron rod found on the Southeast margin of Mesa Verde Street and continuing for a total distance of 217.94 feet to a point in the centerline of Mesa Verde Street for the West corner of the herein described tract;

THENCE North 44 deg. 10' 28" East along the centerline of Mesa Verde Street 300.15 feet to the PLACE OF BEGINNING and containing 1.5000 acres of land, more or less of which 0.3358 acres is in the road right-of-ways, leaving a net acreage of 1.1642 acres of land, more or less.

24TX373-0351
8310 OAKLEAF MEADOW CT, ROSHARON, TX 77583

NOTICE OF FORECLOSURE SALE

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

LOT THIRTY THREE (33), IN BLOCK TWO (2), OF SOUTHERN COLONY, SECTION 3A, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170206, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AS AFFECTED BY THE SCRIVENER'S ERROR RECORDED IN CLERK'S FILE NO. 2017133096 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated August 11, 2020 and recorded on August 28, 2020 as Instrument Number 2020115122 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ March 04, 2025, 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 AMBER BIANCA WETHERELL AND ROBERT DALE WETHERELL, II secures the repayment of a Note dated August 11, 2020 in the amount of \$236,700.00. 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.

FILED
2025 JAN 30 AM 9:52
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George
c/o 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).

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FILED

rmn

2025 JAN 30 AM 9:53

RECORDING REQUESTED BY:

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

WHEN RECORDED MAIL TO:

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, Anna
Sewart, David Barry, Byron Sewart, Patricia Poston,
Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger,
Martin Beltran
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000001-25-1

APN 8450-01-003-0200-910 || R15443

TO No 250023054-TX-RWM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 31, 2017, CHRISTOPHER CANO AND TAMARA CANO, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TIMIOS, INC., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ROYAL UNITED MORTGAGE LLC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$69,000.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on September 6, 2017 as Document No. 2017097687 and that said Deed of Trust was modified by Modification Agreement and recorded April 18, 2024 as Instrument Number 2024036001 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 8450-01-003-0200-910 || R15443

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 **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, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran** 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 **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX08000001-25-1

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TO No 250023054-TX-RW1

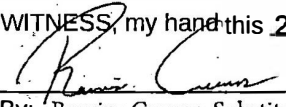
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 4, 2025** at **01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION'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 FREEDOM MORTGAGE CORPORATION'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 29th day of January, 2025.


By: Ramiro Cuevas, Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

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

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

TS No TX08000001-25-1

APN 8450-01-003-0200-910 || R15443

TO No 250023054-TX-RWI

EXHIBIT "A"

LOT TWO (2), IN BLOCK THREE (3), OF VACCARO MANOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 3, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/8/2020	Grantor(s)/Mortgagor(s): LAWRENCE TYRONE MITCHELL AND VALERIE GRAY, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Paramount Residential Mortgage Group, Inc.
Recorded in: Volume: N/A Page: N/A Instrument No: 2020042627	Property County: FORT BEND
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd , Ewing, NJ 08618
Date of Sale: 3/4/2025	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 NINE (9), IN BLOCK ONE (1), OF GRAND MISSION ESTATES, SECTION 5, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20170085 OF THE MAP/PLAT RECORDS OF THE FORT BEND COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 1/29/2025



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

Dated: January 30, 2025

SANDY DASIGENIS

Printed Name:



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

FORT BEND COUNTY CLERK
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 JAN 30 AM 9:53

FILED

Law

MH File Number: TX-24-101003-POS
Loan Type: Conventional Residential

81

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/16/2005	Grantor(s)/Mortgagor(s): JESUS M. ELIZONDO SR. AND ESTELLA ELIZONDO, A MARRIED COUPLE
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF1
Recorded in: Volume: N/A Page: N/A Instrument No: 2005141212	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: 3/4/2025	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 TEN (10), IN BLOCK ONE (1), OF LOST CREEK, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2004/146 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, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

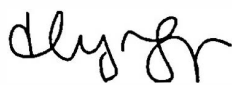
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(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: 1/29/2025



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

Dated: January 30, 2025

SANDY DASIGENIS

Printed Name:



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

FILED
2025 JAN 30 AM 9:53
FORT BEND COUNTY CLERK
JANE E. HARRIS
FORT BEND COUNTY TEXAS

MH File Number: TX-24-105335-POS
Loan Type: Conventional Residential

FILED 42

NOTICE OF TRUSTEE'S SALE

2025 JAN 30 AM 9:54

DEED OF TRUST INFORMATION:

Grantor(s)	Enrique Garcia and Angelica Garcia	Deed of Trust Date	May 8, 2017
Original Mortgagee	Prosperity Bank	Original Principal	\$400,000
Recording Information	Instrument #: 2017051749 (re-recorded on 06/01/2017 under Instrument #: 2017060132) in Fort Bend County, Texas	Original Trustee	David Zaiman
Property Address	33640 Hannibal Road, Fulshear, TX 77441	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	03/04/2025
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, Steve Leva, Patricia Poston, Mo Taherzadeh, Amar Sood, Nicole Durrett, 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 TWELVE (12), OF SIMONTON RANCH, BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS, IN THE NOEL F. ROBERTS LEAGUE, ABSTRACT 79, FORT BEND COUNTY, TEXAS.

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.000 ACRES OF LAND, MORE OR LESS, IN THE NOEL F. ROBERTS LEAGUE, ABSTRACT 79, FORT BEND COUNTY, TEXAS, SAME BEING OUT OF THE RESIDUE OF THAT CERTAIN CALLED 382.060 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN CLERK'S FILE NO. 9611550 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 5.000 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR REFERENCE, SAME BEING IN THE COMMON WESTERLY MARGIN OF HANNIBAL ROAD (WIDTH VARIES), SAME BEING THE COMMON NORTHEAST CORNER OF THAT CERTAIN CALLED 6.200 ACRE PARCEL AS DESCRIBED BY DEED RECORDS IN CLERK'S FILE NO. 2000083940 OF THE OFFICIAL PUBLIC RECORD OF FORT BEND COUNTY, TEXAS, SAME BEING A COMMON SOUTHEASTERLY CORNER OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 57 DEGREES 39 MINUTES 14 SECONDS WEST, A DISTANCE OF 956.22 FEET (CALLED NORTH 57 DEGREES 39 MINUTE 14 SECONDS WEST, 956.22 FEET) (CLERK'S FILE NO. 2000083940) (BASIS OF BEARINGS), SAME BEING THE COMMON NORTHWEST CORNER OF SAID CALLED 6.200 ACRES PARCEL, SAME BEING A COMMON INTERIOR CORNER OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL;

THENCE, WITH SAID COMMON WESTERLY MARGIN AND SAID COMMON LINE, NORTH 00 DEGREES 52 MINUTES 04 SECONDS WEST, A DISTANCE OF 120.78 FEET (CALLED NORTH 00 DEGREES 52 MINUTES 04 SECONDS WEST, 120.85 FEET) (CLERK'S FILE NO. 2000083940) TO A 1/2 INCH IRON PIPE FOUND FOR CORNER, SAME BEING THE INTERSECTION OF THE COMMON WESTERLY AND NORTHERLY MARGINS OF SAID HANNIBAL ROAD, AND SAME BEING A

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NOTICE OF TRUSTEE'S SALE

COMMON SOUTHERLY INTERIOR CORNER OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL;

THENCE, LEAVING SAID COMMON WESTERLY MARGIN AND WITH SAID COMMON NORTHERLY MARGIN AND SAID COMMON LINE, NORTH 88 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 121.22 FEET (CALLED NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST) (CLERK'S FILE NO. 9728402) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON SOUTHERLY LINE OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL, AND SAME BEING THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON NORTHERLY MARGIN AND SAID COMMON LINE, NORTH 11 DEGREES 52 MINUTES 10 SECONDS WEST, A DISTANCE OF 910.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON SOUTHERLY LINE OF THAT CERTAIN CALLED 304.5 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 246, PAGE 231 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAME BEING IN THE COMMON NORTHERLY LINE OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL, AND SAME BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 1/2 INCH IRON PIPE FOUND FOR REFERENCE BEARS SOUTH 89 DEGREES 11 MINUTES 50 SECONDS WEST, A DISTANCE OF 203.92 FEET (CALLED SOUTH 89 DEGREES 11 MINUTES 00 SECONDS WEST), SAME BEING IN THE COMMON SOUTHERLY LINE OF SAID CALLED 304.5 ACRE PARCEL, AND SAME BEING IN THE COMMON NORTHERLY LINE OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL;

THENCE, WITH SAID COMMON LINE, NORTH 89 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 327.56 FEET (CALLED NORTH 89 DEGREES 11 MINUTES 00 SECONDS EAST) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AND SAME BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 89 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 488.97 FEET (CALLED NORTH 89 DEGREES 11 MINUTES 00 SECONDS EAST), SAME BEING IN THE COMMON SOUTHERLY LINE OF SAID CALLED 304.5 ACRE PARCEL, SAME BEING THE COMMON NORTHWEST CORNER OF THAT CERTAIN CALLED 5.000 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN CLERK'S FILE NO. 9728402 OF THE OFFICIAL PUBLIC RECORD OF FORT BEND COUNTY, TEXAS, AND SAME BEING A COMMON NORTHEASTERLY CORNER OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL,

THENCE, LEAVING SAID COMMON LINE, SOUTH 01 DEGREE 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 892.67 TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON NORTHERLY MARGIN OF SAID HANNIBAL ROAD, SAME BEING IN THE COMMON SOUTHERLY LINE OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL, AND SAME BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 88 DEGREES 46 MINUTES 50 SECONDS EAST, A DISTANCE OF 488.95 FEET (CALLED NORTH 88 DEGREES 44 MINUTE 53 SECONDS EAST) (CLERK'S FILE NO. 9728402), SAME BEING THE COMMON SOUTHWEST CORNER OF SAID CALLED 5.000 ACRE PARCEL, AND SAME BEING A COMMON SOUTHEASTERLY CORNER OF THE RESIDUE OF SAID CALLED 382.060 ACRE PARCEL;

THENCE, WITH SAID COMMON NORTHERLY MARGIN AND SAID COMMON LINE, SOUTH 88 DEGREES 46 MINUTES 50 SECONDS WEST, A DISTANCE OF 160.00 FEET (CALLED SOUTH 88 DEGREES 44 MINUTE 53 SECONDS WEST) (CLERK'S FILE NO. 9728402) TO A POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 5.000 ACRES 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.

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NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

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

Dated January 29, 2025.

/s/ Selim H. Taherzadeh

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

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

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Form O-100

United States Bankruptcy Court
Southern District of Texas

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION

ENTERED

January 09, 2025

Nathan Ochsner, Clerk

In re:
ENRIQUE & ANGELICA GARCIA

§
§

Case No. 24-35094-H3
(Chapter 7)

ORDER GRANTING RELIEF FROM AUTOMATIC STAY
(This Order Resolves Docket # 28)

Prosperity Bank ("Movant") filed a motion for relief from the automatic stay against 33640 Hannibal Road, Fulshear, Texas 77441 (Lot 12 of Simonton Ranch, being all that certain tract or parcel of land containing 5.00 acres of land, more or less, in the Noel F. Roberts League, Abstract 78, Fort Bend County, Texas (the "Property")). Movant represented to the Court that it had served the motion in accordance with all applicable rules and provided notice of the hearing.

Although a response opposing the motion was filed, the respondent did not appear at the hearing. Therefore, the response is overruled for want of prosecution and the motion is granted.

The debtor filed a response that the debtor was not opposed to the requested relief and no other party opposed the requested relief.

The debtor filed a response that the debtor was unable to admit or deny the allegations, the debtor failed to appear at the hearing, and no other party opposed the requested relief.

After hearing, and for the reasons stated on the record, relief from the stay is granted.

 x
No timely response was filed. Accordingly, the motion is granted by default.

As shown by Debtor(s)' counsel signature below, Debtor(s) have agreed to the requested relief.

Accordingly, it is ordered that Movant is granted relief from the automatic stay to pursue its state law remedies against the Property, including foreclosure, repossession and/or eviction.

Additional rulings:

Movant is awarded attorneys fees in the amount of \$_____.

The stay imposed by Bankruptcy Rule 4001(a)(3) does not apply for the reasons stated on the record.

Signed: January 09, 2025


Eduardo V. Rodriguez
Chief United States Bankruptcy Judge

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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 ONE (1), IN BLOCK THREE (3), OF MEADOWCREEK SUBDIVISION, SECTIONS ONE (1) AND FOUR (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.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/24/2006 and recorded in Document 2006065963 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: 03/04/2025

Time: 01:00 PM

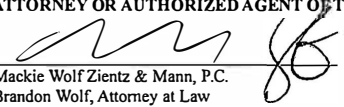
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 RONALD L. CARTER AND SHEILA ANN CARTER, provides that it secures the payment of the indebtedness in the original principal amount of \$232,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank 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 Seattle Bank 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. *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.

FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 JAN 30 AM 9:56

FILED

1235 N Arbor Bough Cir, Fresno, TX 77545

23-013679

84

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: 03/04/2025

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 4, 2022 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2022018206 with Calvin Brown (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Calvin Brown, securing the payment of the indebtedness in the original amount of \$275,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. UNITED WHOLESALE MORTGAGE, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 17, BLOCK 5, ESTATES OF TEAL RUN, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1860/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED
2025 JAN 31 AM 8:09
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

84

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

UNITED WHOLESALE MORTGAGE, LLC.
8950 Cypress Waters Blvd
Coppell, TX 75019

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. OR Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067 OR AUCTION.COM, 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.

1/29/2025

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

January 31, 2025

Executed on



SUBSTITUTE TRUSTEE

Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie
Murphy, Wayne Daughtrey, Steve Leva, Amar Sood
OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

DATE, TIME, PLACE OF SALE:

Date: ✓ Tuesday, the 4th day of March, 2025
Time: 1pm or not later than three hours after that time
Place: AT The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 in Fort Bend County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: January 23, 2020
Grantor(s): Barbara Burgin, an Unmarried Woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of America, N.A., its successors and assigns
Original Principal: \$66,300.00
Recording Information: Deed Inst.# 2020009796,
Current Mortgagee/Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2024-1
Secures: The Promissory Note (the "Note") in the original principal amount of \$66,300.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Fort Bend
Property Description: (See Attached Exhibit "A")
Property Address: 1810 Birch Bark Ct, Rosenberg, TX 77471
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 24-01677TX

9414836208551277620745

45

SUBSTITUTE TRUSTEE(S):

Sood or Patricia Poston

Coury Jacocks, Rob Peebles, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

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

Certificate of Posting

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

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

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EXHIBIT "A"

Lot 27, Block 2, FAIRPARK VILLAGE, SECTION 1, a Subdivision in Fort Bend County, Texas, according to the Map or Plat thereof, recorded in Plat No. 20070114 of the Plat Records of Fort Bend County, Texas.

FILED
2025 FEB -5 AM 9:04
Spina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS
167

86
FILED

2025 FEB -5 PM 12:17

Notice of Substitute Trustee Sale

Janina Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 24-12528

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: **3/4/2025**
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Fort Bend County Courthouse in Richmond, Texas, at the following location: At the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

LOT EIGHT (8), IN BLOCK FIVE (5), OF ALIANA, SECTION SEVENTEEN (17), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN/UNDER PLAT NO. 20140017 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 6/7/2022 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2022083272, recorded on 6/21/2022 of the Real Property Records of Fort Bend County, Texas.
Property Address: 17222 ENDEL WAY RICHMOND TEXAS 77407

Trustor(s):	AHMED HAFEEZ FATANI	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR REDSTONE FUNDING LLC., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
Current Substituted Trustees:	Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC		

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

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T.S. #: 24-12528

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by AHMED HAFEEZ FATANI, SINGLE MAN. 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 \$854,100.00, executed by AHMED HAFEEZ FATANI, SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR REDSTONE FUNDING LLC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of AHMED HAFEEZ FATANI, SINGLE MAN to AHMED HAFEEZ FATANI. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

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

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-4
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743
800-365-7107

86

T.S. #: 24-12528

Dated: 02/05/2025

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



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

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

23TX477-0011
1907 PILGRIMAGE COURT, RICHMOND, TX 77406

47
FILED

2025 FEB -6 AM 10:11

NOTICE OF FORECLOSURE SALE

Agnes P. Hester
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

LOT FIFTY-NINE (59), BLOCK SEVEN (7) OF THE GROVE, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 7 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 14, 2007 and recorded on September 19, 2007 as Instrument Number 2007117190 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ March 04, 2025, 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 ALEXIS G. TRAHAN AND DANE P. TRAHAN secures the repayment of a Note dated September 14, 2007 in the amount of \$104,500.00. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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



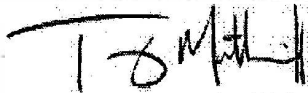
4834175

48
67

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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George
c/o 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).

22-50209
10635 TENNETA DR, HOUSTON, TX 77099

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FILED

2025 FEB - 6 AM 10:12

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

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

LOT FIFTEEN (15), BLOCK FORTY-FIVE (45), HUNTINGTON VILLAGE SECTION FOUR, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 9, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND VOLUME 208, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SAID LOT LIES WHOLLY WITHIN FORT BEND COUNTY, TEXAS)

Security Instrument: Deed of Trust dated December 19, 2006 and recorded on December 29, 2006 at Instrument Number 20060295087 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ March 4, 2025, 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 DAVID NEAL STARKS secures the repayment of a Note dated December 19, 2006 in the amount of \$96,000.00. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL



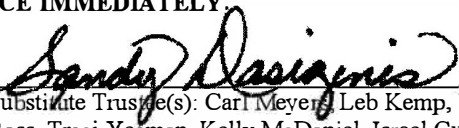
4834021

47

GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310


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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

69

FILED *fund*

24TX267-0654
3103 PENNSYLVANIA RD, FRESNO, TX 77545

2025 FEB -6 AM 10:12

NOTICE OF FORECLOSURE SALE

Shirley R. Smith
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

RANCHO NO. SIX (6), IN BLOCK D, (OR SECTION D), OF FRESNO RANCHOS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254, PAGE 239 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 8, 2020 and recorded on April 14, 2020 as Instrument Number 2020042202 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: March 04, 2025, 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 MARK DOUGLAS SANDERS secures the repayment of a Note dated April 8, 2020 in the amount of \$173,794.00. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

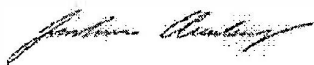


54

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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George
c/o 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).

24TX935-0330

1719 BROWNWOOD RIDGE COURT, ROSENBERG, TX 77469

FILED

2025 FEB -6 AM 10:13

GO

NOTICE OF FORECLOSURE SALE

Quinn Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Property:

The Property to be sold is described as follows:

LOT 30, BLOCK 1, OF SUNSET CROSSING SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20180213, MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated June 22, 2020 and recorded on June 24, 2020 as Instrument Number 2020075449 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

March 04, 2025, 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 BRENDA DENICE MATTHEWS secures the repayment of a Note dated June 22, 2020 in the amount of \$221,717.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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



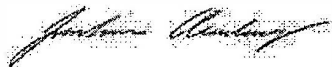
4834458

90

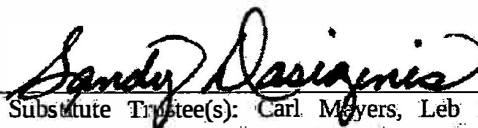
Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George
c/o 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).

91

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.: 120295-TX

Date: February 4, 2025

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: KENNETH SPILLER, MARRIED AND PEARLY SPILLER

ORIGINAL MORTGAGEE: HOUSEHOLD FINANCE CORPORATION III

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF8
MASTER PARTICIPATION TRUST

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 12/16/2002, RECORDING INFORMATION: Recorded on 12/31/2002, as Instrument
No. 2002143578

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 27, IN BLOCK 9, OF TARA, SECTION ONE
(1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN VOLUME 21, PAGE 20, OF THE PLAT RECORDS OF FORT BEND
COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/4/2025**, 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.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF8 MASTER PARTICIPATION
TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY
SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSF8 MASTER PARTICIPATION TRUST
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234

Jana R. Hester
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 FEB - 6 AM 10:14

FILED



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, LEVA, JOHN BURGER, MARTIN BELTRAN, JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

92

9131 STONELEIGH DR
SUGAR LAND, TX 77479

00000010212942

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: ☒ March 04, 2025

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 20, 2002 and recorded in Document CLERK'S FILE NO. 2002142159; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO'S. 2019035669 & 2022080095 real property records of FORT BEND County, Texas, with TRACEY P EDWARDS, AN UNMARRIED WOMAN, grantor(s) and WORLD SAVINGS BANK, FSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TRACEY P EDWARDS, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$166,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED
COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 FEB -6 AM 10:16

FILED

Just

9131 STONELEIGH DR
SUGAR LAND, TX 77479

92
00000010212942

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, AMAR SOOD 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: _____

9131 STONELEIGH DR
SUGAR LAND, TX 77479

92
00000010212942

00000010212942

FORT BEND

EXHIBIT "A"

LOT 46, IN BLOCK 2, GREATWOOD STONEBRIDGE, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE 2298/A AND 2298/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

93

FILED

24TX373-0249

7407 RUSTIC CHASE DRIVE, RICHMOND, TX 77407

2025 FEB 6 AM 10:16

NOTICE OF FORECLOSURE SALE*Shirley R. Bell*
COUNTY CLERK
FORT BEND COUNTY TEXASProperty:

The Property to be sold is described as follows:

LOT FIFTY-TWO (52), IN BLOCK TWO (2), OF GRAND MISSION, SECTION TEN (10), AMENDING PLAT NO. 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060075, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY TEXAS.

Security Instrument:

Deed of Trust dated June 5, 2020 and recorded on June 9, 2020 as Instrument Number 2020066724 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

March 04, 2025, 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 MARCELA MARGARITA MEDINA AND ROMUALDO TEODORO MEDINA secures the repayment of a Note dated June 5, 2020 in the amount of \$191,468.00. 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.

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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George
c/o 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).

94

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: April 18, 2008
Grantor(s): Lynda Boda
Original Mortgagee: Countrywide Bank, FSB
Original Principal: \$232,500.00
Recording Information: 2008047976
Property County: Fort Bend
Property: Lot Eleven (11) Block Two (2) of REPLAT OF VILLAGES OF TOWN CENTER, Section Six (6), an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No(s). 2516/B and 2517/A of the Plat Records of Fort Bend County, Texas.
Property Address: 1230 Law Court
Rosenberg, TX 77471

FILED
2025 FEB -6 AM 10:16
FORT BEND COUNTY CLERK
J. R. [Signature]
FORT BEND COUNTY TEXAS

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: LLACG COMMUNITY INVESTMENT FUND
Mortgage Servicer: Anders Capital Group
Mortgage Servicer Address: 1540 Kurt Street
Eustis, FL 32726

SALE INFORMATION:

Date of Sale: March 4, 2025
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: 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.
Substitute Trustee: Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

99

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

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

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



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ 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

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NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE 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 SUBSTITUTE TRUSTEE, AS AUTHORIZED BY THE BENEFICIARY OF THE DEED OF TRUST, RECORDED UNDER FILE NO. 2019047319 OF THE PROPERTY RECORDS OF 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

WHEREAS, on or about April 15, 2019, CHRISTOPHER A. FOSTER, Trustee on behalf of 2703 RAVEN RIDGE TRUST, a trust formed in Texas on March 1, 2019 ("GRANTOR"), executed a Wrap-Around Deed of Trust ("Deed of Trust") and conveyed to BRET A. SCHULTE, Trustee, for the benefit of ANTHONY NANG NGUYEN ("Lender/Holder") under File No. 2019047319 of the Property Records of Fort Bend County, Texas certain real property being described as follows:

LOT NINETEEN (19), IN BLOCK ONE (1), OF FINAL PLAT OF SHADOW CREEK RANCH SF-53, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20050260, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Also Known As: 2703 RAVEN RIDGE DR., PEARLAND, TEXAS 77584

("The Property").

to secure the payment of one certain Promissory Note therein described in the principal amount of \$486,000 and monthly interests (together as "Indebtedness") that is recorded under File Number: 2019047319 of the Property Records of Fort Bend County, Texas;

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

WHEREAS, ANTHONY NANG NGUYEN, the Lender/Holder of the Note described in said Wrap-Around Deed of Trust and the Beneficiary of said document, appointed JOHN DUONG, Attorney at Law, as the Substitute Trustee or Successor Substitute Trustee File Number: 202500888 of the Property Records of Fort Bend County, Texas;

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2025 FEB -6 PM 4:41

Paul Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

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WHEREAS, default has occurred of said Indebtedness under the Deed of Trust due to additional encumbrances that are now affecting Lender/Holder, ANTHONY NANG NGUYEN's, security interest in the Property.

WHEREAS, default has occurred of said Indebtedness under the Deed of Trust, and the principle balance, interests, and reasonable fees and costs are now due, and the Lender/Holder, ANTHONY NANG NGUYEN, has requested that the undersigned Substitute Trustee, and or his agent, to sell the herein described Property to satisfy said Indebtedness, at the time and place as follows:

FORECLOSURE SALE:

✓ Date: March 4, 2025

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

Place: 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.

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/Holder's bid may be by credit against the indebtedness secured by the lien.

NOTICE is given that on and at the Date, Time and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

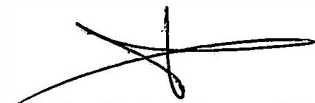
The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the

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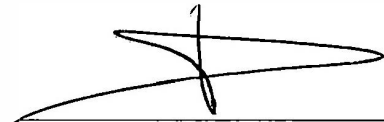
Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.



John Duong, Substitute Trustee
Law Offices of John Duong
3000 Wilcrest Dr. Ste. 300
Houston, TX 77042
Phone: 713-517-2095
Fax: 713-383-6408
Email: JohnDuongEsq@yahoo.com

CERTIFICATE OF POSTING

I, JOHN DUONG, certify under the penalty of perjury that on this day, February 6th, 2025, that a copy the above referenced notice with Fort Bend County Clerk Office, to be posted at the Fort Bend County Courthouse this Notice of Substitute Trustee's Foreclosure Sale.



John Duong, Substitute Trustee
Law Offices of John Duong
3000 Wilcrest Dr. Ste. 300
Houston, TX 77042
Phone: 713-517-2095
Fax: 713-383-6408
Email: JohnDuongEsq@yahoo.com

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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 or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 STATE OF TEXAS

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COUNTY OF HARRIS

WHEREAS, by Deed of Trust dated December 9, 2022 (the "Deed of Trust") recorded on December 14, 2022 in the Official Public Records of Fort Bend County, Texas under File No. 2022149962, AARON HONG as Grantor conveyed to GRANVILLE TATE, JR., as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for TRUSTMARK NATIONAL BANK ("Lender"), certain real property situated in Fort Bend County, Texas, described as

LOT 7, BLOCK 5, OF CALDWELL RANCH SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210222, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

which currently has the address of 726 Hearth Manor Drive, Rosharon, Texas 77583 ("Real Property") to secure the payment of one certain Promissory Note of even date therewith in the original principal amount of \$239,438.00, executed by Grantor and made payable to Lender, the current owner and holder of the Note; and

WHEREAS, MERS assigned its interest in the Real Property to Lender by an Assignment of Note and Liens dated December 11, 2024 recorded on December 13, 2024, in the Official Public Records of Fort Bend County, Texas under Document/File No. 2024121820; and

CLERK
FORT BEND COUNTY TEXAS



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WHEREAS, DONALD L. TURBYFILL and DEBORAH C. S. RIHERD have been appointed as Substitute Trustees in the place and stead of GRANVILLE TATE, JR., the Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Substitute Trustees' address is in care of Devlin, Naylor & Turbyfill, P.L.L.C., 5120 Woodway, Suite 9000, Houston, Texas 77056; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, therefore, Lender, the owner and holder of said indebtedness has requested one of the Substitute Trustees to sell the Real Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 4, 2025, at no earlier than 10:00 a.m. and no later than 1:00 p.m., the undersigned will sell the Real Property at the following location designated by the Commissioner's Court of Fort Bend, Texas:

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. If no location has been designated, the sale will occur at the place where the Notice of Substitute Trustee's Sale was posted.

Said Real Property will be sold to the highest bidder for cash.

The purchase of this Real Property is **MADE "AS IS"** with all faults and shall be **ACCEPTED SUBJECT TO** any and all restrictions, covenants, conditions, agreements, assessments, maintenance charges, liens, leases, easements, previously conveyed or reserved mineral interests, to the extent that any of the aforementioned relating to the Real Property are still in effect and are shown of record.

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WITNESS MY HAND this 23RD day of January 2025.

DEVLIN, NAYLOR & TURBYFILL, P.L.L.C.



DEBORAH C. S. RIHERD
State Bar of Texas # 24038904
5120 Woodway, Suite 9000
Houston, Texas 77056-1725
(713) 622-8338 [TELEPHONE]
(877) 627-9039 [TOLL FREE]
driherd@dnrlaw.com [E-MAIL]
ATTORNEY FOR LENDER AND MORTGAGEE
TRUSTMARK NATIONAL BANK

CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the above and foregoing instrument was served on the below listed parties by certified mail, return receipt requested, and regular first-class mail on January 23, 2025:

AARON TINH HONG
726 HEARTH MANOR DRIVE
ROSHARON TX 77583

CHRIS ARCHAMBAULT
THE PORTER LAW FIRM
2221 S. VOSS
HOUSTON, TX 77057
ATTORNEY FOR CALDWELL RANCH RESIDENTIAL COMMUNITY, INC.



DEBORAH C. S. RIHERD

TRUST/HONG.A 012325
5120 Woodway, Suite 9000
Houston, Texas 77056-1725



quadtent
FIRST-CLASS MAIL
IMI
\$000.69⁹
01/23/2025 ZIP 77056
043M31225369

US POSTAGE

FIRST CLASS MAIL

AARON TINH HONG
726 HEARTH MANOR DRIVE
ROSHARON TX 77583

TRUST/HONG.A 012325
5120 Woodway, Suite 9000
Houston, Texas 77056-1725

CERTIFIED MAIL



9589 0710 5270 2363 9878 65

Certified Mail
Return Receipt Requested

AARON TINH HONG
726 HEARTH MANOR DRIVE
ROSHARON TX 77583



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FIRST-CLASS MAIL
IMI
\$009.64⁹
01/23/2025 ZIP 77056
043M31225369

US POSTAGE

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TRUST/HONG.A 012325
5120 Woodway, Suite 9000
Houston, Texas 77056-1725

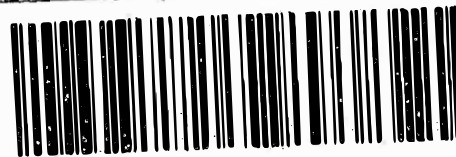


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01/23/2025 ZIP 77056
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US POSTAGE

FIRST CLASS MAIL

CHRIS ARCHAMBAULT
THE PORTER LAW FIRM
2221 S. VOSS
HOUSTON, TX 77057



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FIRST-CLASS MAIL
IMI
\$009.64⁹
01/23/2025 ZIP 77056
043M31225369

US POSTAGE

TRUST/HONG.A 012325
5120 Woodway, Suite 9000
Houston, Texas 77056-1725

Certified Mail
Return Receipt Requested

CHRIS ARCHAMBAULT
THE PORTER LAW FIRM
2221 S. VOSS
HOUSTON, TX 77057

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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: JANUARY 23, 2025

NOTE: Note described as follows:

Date:	MAY 17, 2007
Maker:	OKORAFOR OJI and COMFORT OJI
Payee:	FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, successor to the original lender.
Original Principal Amount:	\$415,645.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	MAY 17, 2007
Grantor:	OKORAFOR OJI and wife, COMFORT OJI
Trustee:	SCOTT R. VALBY
Beneficiary:	FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, successor to the original beneficiary.
Recorded:	Instrument No. 2007062302, Real Property Records of FORT BEND COUNTY, TEXAS.

LENDER: FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1

2025 JAN 24 AM 8:41
COUNTY CLERK
FORT BEND COUNTY, TEXAS
Shana Richardson

FILED

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BORROWER: OKORAFOR OJI and COMFORT OJI

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*** (street address: 147 Trudeau Lane, Sugar Land, Texas 77478)

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

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

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

✓ **MARCH 4, 2025**, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In FORT BEND County, Texas, 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

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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:	MAY 17, 2007
Grantor:	OKORAFOR OJI and wife, COMFORT OJI
Trustee:	SCOTT R. VALBY
Beneficiary:	FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, successor to the original beneficiary.
Recorded:	Instrument No. 2007062302, Real Property Records of FORT BEND COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN FORT BEND COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 147 Trudeau Lane, Sugar Land, Texas 77478)

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

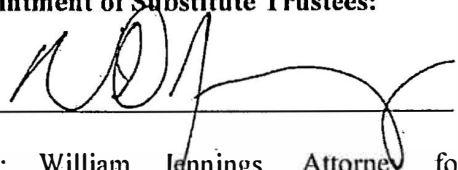
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Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed **effective as of JANUARY 23, 2025**, 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: William Jennings, Attorney for
FEDERAL HOME LOAN MORTGAGE
CORPORATION AS TRUSTEE FOR
FREDDIE MAC SEASONED CREDIT RISK
TRANSFER TRUST, SERIES 2020-1 and
NEWREZ, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

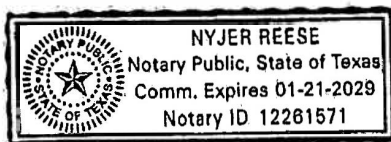
THE STATE OF TEXAS

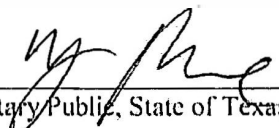
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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, 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 January 23, 2025.





Notary Public, State of Texas

Notice of Sale executed by:



Name: SANDY DASIGENIS

Substitute Trustee

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EXHIBIT A

**LOT THIRTY-TWO (32), IN BLOCK ONE (1), OF THE ESTATES OF OYSTER CREEK, AN
ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN PLAT NO.2050241, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY,
TEXAS.**

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FILED

NOTICE OF FORECLOSURE SALE

2025 FEB -7 PM 2: 22

07 February 2025

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Deed of Trust ("Deed of Trust"):

Dated: 20 November 2023

Grantor: Gregory Hunter

Trustee: CHRISTOPHER M. PHAM LAW GROUP, PLLC

Trustee's Address: 10700 Richmond Avenue, Suite 200, Houston, TX 77042

Lender: Tracy D. Norris

Recorded in: File No. 2024086327 of the real property records of Fort Bend County, Texas.

Legal Description: Lot 5, Block 2, Shadow Creek Ranch SF-50, according to the Map or Plat thereof recorded in 20050257, of the Plat Records of Fort Bend County, Texas, and filed for record under Clerk's File No. 2005071282, Plat Records of Brazoria County, Texas.

Address for Reference Only: 13402 Indigo Sands Drive, Pearland, TX 77584.

Secures: Promissory Note ("Note") in the original principal amount of \$383,399.10, executed by Gregory Hunter ("Borrower") and payable to the order of Lender Tracy D. Norris, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description above, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: ✓ 04 March 2025

Time: The sale of the Property will be held between the hours of 10:00AM and 1:00PM local time; the earliest time at which the Foreclosure Sale will begin is 10:00AM and not later than three hours thereafter.

Place: Fort Bend County Fairgrounds, 4310 Highway 36 South,

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Rosenberg, TX 77471, Fort Bend County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 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 Trustee to sell the Property.

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

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

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

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

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

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING

98

ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 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.

CHRISTOPHER M. PHAM LAW GROUP, PLLC, Trustee

Christopher M. Pham

By: _____
CHRISTOPHER M. PHAM, Attorney

99

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2250122007

DATE: February 5, 2025

NOTE: Promissory Note described as follows:

Date:	5/2/2024
Debtor(s):	Wadley Properties, LLC, a Texas limited liability company
Original Creditor:	Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)
Original Principal Amount:	\$486,756.00
Current Holder:	Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)

DEED OF TRUST: Deed of Trust described as follows:

Date:	5/2/2024
Grantor:	Wadley Properties, LLC, a Texas limited liability company
Trustee:	Tolesoaz Corp. d/b/a Total Lender Solutions
Current Beneficiary:	Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)
Recorded:	5/16/2024, as Instrument No.: 2024046269, In the County of Fort Bend, State of Texas

LENDER: Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)

BORROWER: Wadley Properties, LLC, a Texas limited liability company

PROPERTY: The real property described as follows:

Lot Two (2), MAGNOLIA PLACE TRACT 621 REPLAT NO. 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under

FOR
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 FEB 10 AM 9:20

FILED

KG

99

Plat Number 20210007 of the Plat Records of Fort Bend County, Texas.

3941 FM 521 Road, Fresno, TX 77545

SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

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

3/4/2025, the first Tuesday of the month, to commence at **1:00 PM** (or within 3 hours after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

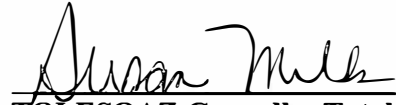
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:



TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Trustee

100

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2250122007

DATE: February 5, 2025

NOTE: Promissory Note described as follows:

Date:	5/2/2024
Debtor(s):	Wadley Properties, LLC, a Texas limited liability company
Original Creditor:	Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)
Original Principal Amount:	\$486,756.00
Current Holder:	Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)

FORT BEND COUNTY CLERK
Jana H. Hester

2025 FEB 10 AM 9:21

FILED

DEED OF TRUST: Deed of Trust described as follows:

Date:	5/2/2024
Grantor:	Wadley Properties, LLC, a Texas limited liability company
Trustee:	Tolesoaz Corp. d/b/a Total Lender Solutions
Current Beneficiary:	Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)
Recorded:	5/16/2024, as Instrument No.: 2024046269, In the County of Fort Bend, State of Texas

LENDER: Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)

BORROWER: Wadley Properties, LLC, a Texas limited liability company

PROPERTY: The real property described as follows:

Lot Two (2), MAGNOLIA PLACE TRACT 621 REPLAT NO. 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under

120

Plat Number 20210007 of the Plat Records of Fort Bend County, Texas.

3941 FM 521 Road, Fresno, TX 77545

SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

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

3/4/2025, the first Tuesday of the month, to commence at **1:00 PM** (or within 3 hours after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

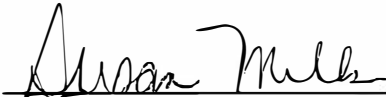
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

100

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

Notice of Sale executed by:



TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Trustee

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2250122007

DATE: February 5, 2025

NOTE: Promissory Note described as follows:

Date: 5/2/2024
Debtor(s): Wadley Properties, LLC, a Texas limited liability company
Original Creditor: Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)
Original Principal Amount: \$486,756.00
Current Holder: Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)

DEED OF TRUST: Deed of Trust described as follows:

Date: 5/2/2024
Grantor: Wadley Properties, LLC, a Texas limited liability company
Trustee: Tolesoaz Corp. d/b/a Total Lender Solutions
Current Beneficiary: Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)
Recorded: 5/16/2024, as Instrument No.: 2024046269, In the County of Fort Bend, State of Texas

LENDER: Socotra Opportunity REIT I LLC, a Delaware Limited Liability Company (CFL # 60DBO175231)

BORROWER: Wadley Properties, LLC, a Texas limited liability company

PROPERTY: The real property described as follows:

Lot Two (2), MAGNOLIA PLACE TRACT 621 REPLAT NO. 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under

FILED
2025 FEB 10 AM 9:21
K6
COUNTY CLERK
FORT BEND COUNTY, TEXAS

101
Plat Number 20210007 of the Plat Records of Fort Bend County, Texas.

3941 FM 521 Road, Fresno, TX 77545

SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

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

3/4/2025, the first Tuesday of the month, to commence at **1:00 PM** (or within 3 hours after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

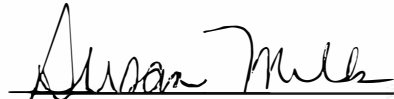
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

Notice of Sale executed by:



TOLESOAZ Corp dba Total Lender Solutions, Randy S. Newman, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Trustee

24TX404-0127
7102 AUTUMN BLUFF LANE, RICHMOND, TX 77407

FILED

2025 FEB 10 AM 10:06 *amk*

102

NOTICE OF FORECLOSURE SALE

Anna K. Kellard
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

LOT 15, BLOCK 1, TWIN OAKS VILLAGE, SECTION FIVE (5), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2393/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 29, 2016 and recorded on May 6, 2016 as Instrument Number 2016047083 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ March 04, 2025, 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 YVETTE SALDANA secures the repayment of a Note dated April 29, 2016 in the amount of \$167,400.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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



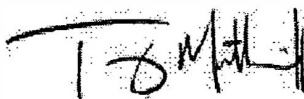
4834617

102

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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George
c/o 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).

FILED

103
pm

2025 FEB 10 AM 10:06

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

John R. Schaefer
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, KYLE A. METCALF AND SHELLYE M. SHIELDS, HUSBAND AND WIFE delivered that one certain Deed of Trust dated JULY 2, 2021, which is recorded in INSTRUMENT NO. 2021111008 of the real property records of FORT BEND County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$548,000.00 payable to the order of GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, VETERANS LAND BOARD OF THE STATE OF TEXAS, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on MARCH 4, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT FIFTEEN (15), IN BLOCK THREE (3), OF SIENNA VILLAGE OF WATERS LAKE, SECTION SEVENTEEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060145 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY FAIRGROUNDS, BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. CONGRESS, AUSTIN, TEXAS 78701-1496. The name and address of the Mortgage Servicer is GATEWAY MORTGAGE, P.O. BOX 1560, JENKS, OK 74037. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: FEBRUARY 10, 2025.

SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR JEFF LEVA OR SANDY
DASIGENIS OR MEGAN L. RANDLE OR EBBIE
MURPHY OF WAYNE DAUGHTREY OR STEVE LEVA
OR NICOLE DURRETT

FILE NO.: GMG-3245
PROPERTY: 9230 COLD HOLLOW LN
MISSOURI CITY, TEXAS 77459

KYLE A. METCALF

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



4834587

104
FILED *kmh*
2025 FEB 10 AM 10:06
Quinn P. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JESUS JAVIER MARTINEZ AND CLAUDIA MARTINEZ, HUSBAND AND WIFE delivered that one certain Deed of Trust dated FEBRUARY 28, 2022, which is recorded in INSTRUMENT NO. 2022029386 of the real property records of FORT BEND County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$478,533.00 payable to the order of FC LENDING, LTD., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, VETERANS LAND BOARD OF THE STATE OF TEXAS, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on MARCH 4, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT TWENTY-THREE (23), BLOCK ONE (1) OF SIENNA PLANTATION, SECTION 28, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN/UNDER PLAT NO. 20200195 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY FAIRGROUNDS, BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TX).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is VETERANS LAND BOARD OF THE STATE OF TEXAS, 1700 N. CONGRESS, AUSTIN, TEXAS 78701-1496. The name and address of the Mortgage Servicer is GATEWAY MORTGAGE, P.O. BOX 1560, JENKS, OK 74037. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: FEBRUARY 10, 2025.

[Signature]
SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR JEFF LEVA OR SANDY
DASIGENIS OR MEGAN L. RANDLE OR EBBIE
MURPHY OF WAYNE DAUGHTREY OR STEVE LEVA
OR NICOLE DURRETT

FILE NO.: GMG-3237
PROPERTY: 8707 FOX TRAIL DR
MISSOURI CITY, TEXAS 77459

JESUS JAVIER MARTINEZ

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



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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 December 02, 2021 and recorded under Clerk's File No. 2021200372, in the real property records of FORT BEND County Texas, with Hanson Nguyen and Hue Thi Bui, husband and wife. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for PennyMac Loan Services, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Hanson Nguyen and Hue Thi Bui, husband and wife. securing payment of the indebtedness in the original principal amount of \$342,070.00 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 Hanson Nguyen. PennyMac Loan Services, 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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT ELEVEN (11), IN BLOCK ONE (1), OF LAKES OF BELLA TERRA, SEC 14, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20120085 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/04/2025

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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2025 FEB 10 AM 10:07
FORT BEND COUNTY CLERK
Quinn Stiles

105
"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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, 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 February 6, 2025.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-03007

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FILED

25TX404-0003

8902 DAKOTA CT, MISSOURI CITY, TX 77459

2025 FEB 10 AM 10:08 *run*

NOTICE OF FORECLOSURE SALE

Anna P. Paul
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

LOT EIGHT (8), IN BLOCK ONE (1), OF SIENNA VILLAGE OF WATERS LAKE, SECTION TWENTY-ONE C (21-C), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20040083 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 1, 2015 and recorded on May 4, 2015 as Instrument Number 2015047223 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: ✓ March 04, 2025, 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 AMANDA M FINKS AND JAY M FINKS secures the repayment of a Note dated May 1, 2015 in the amount of \$382,500.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

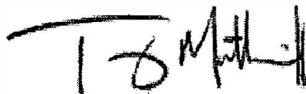


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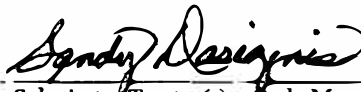
Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Nick Frame, Cheyanne Troutt, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George
c/o 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).

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FILED

and

25TX404-0005

7434 BOERNE CREEK DRIVE, RICHMOND, TX 77469

2025 FEB 10 AM 10:08

NOTICE OF FORECLOSURE SALE

Ann B. Reed
COUNTY CLERK
FORT BEND COUNTY TEXAS

Property:

The Property to be sold is described as follows:

LOT NINE (9), IN BLOCK FIVE (5), OF LOST CREEK, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2005/247 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated May 25, 2010 and recorded on June 2, 2010 as Instrument Number 2010050245 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

/ March 04, 2025, 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 TOMMIE SPRATT JR. AND GERALDINE SPRATT secures the repayment of a Note dated May 25, 2010 in the amount of \$125,100.00. SENECA MORTGAGE SERVICING LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

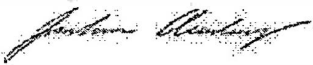


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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, 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, Nicole Durrett, Amar Sood, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Debby Jurasek, Megan Randle, Patsy Anderson, Robin Johnson, Andrew Mills-Middlebrook, Dustin George
c/o 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).

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NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE

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

THAT, WHEREAS, **IMPACT CHURCH OF HOUSTON, A TEXAS NON-PROFIT CORPORATION** ("Borrower") became indebted to **RIVER CROSSING FUNDING, LLC** ("Lender"), as evidenced by that certain real estate lien note (the "Note"), dated May 30, 2024, in the original principal amount of **ONE HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$177,000.00)**, executed and delivered by Borrower to the order of **RIVER CROSSING FUNDING, LLC** as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Deed of Trust (the "Deed of Trust") dated of even date with the Note, executed by Borrower, to **SARA E. DYSART, Trustee**, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk's Document No. 2024052156, of the Official Public Records of Fort Bend County, Texas, covering the Real Property described as follows, to-wit:

Unrestricted Reserve "A", Block 1 of RESERVES AT COURT AND CHIMNEY ROCK, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20200100 of the Plat Records of Fort Bend County, Texas.

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises")

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2025 FEB 10 AM 10:10
[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.** ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby, by instrument dated February 5, 2025, recorded in the Official Public Records of Fort Bend County, Texas;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN**, to act jointly or separately as Substitute Trustee along with **SARA E. DYSART**, Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, I, the undersigned, **SARA E. DYSART** and/or **JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, AND DAVID GARVIN**, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 1:00p.m. and not later than 4:00p.m. on the first Tuesday in March next, the same being March 4, 2025 at the County Courthouse in Fort Bend County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.


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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.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE
FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE ADDRESS OF SARA E. DYSART, TRUSTEE AND JEFF LEVA, SANDY DASIGENIS,
STEVE LEVA, NICOLE DURRETT AND DAVID GARVIN, SUBSTITUTE TRUSTEE, IS 206
PRIMERA DRIVE, SAN ANTONIO, TEXAS 78212. ALL INQUIRIES SHOULD BE SENT TO THIS
ADDRESS.

EXECUTED on this the 10th day of February 2025.


Substitute Trustee: Jeff Leva
Sandy Dasigenis
Steve Leva
Nicole Durrett
David Garvin

AFTER FILING RETURN TO:
SARA E. DYSART
Attorney at Law
206 Primera Drive
San Antonio, Texas 78212

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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

DATE: FEBRUARY 7, 2025

NOTE: Promissory Note, as renewed, modified, or extended, described as follows:

Date: April 15, 2022
Maker: Linda Swarzman
Payee: Riverbend Funding, LLC
Original Principal Amount: \$151,200.00

2025 FEB 10 AM 10:10
FILED
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

DEED OF TRUST: Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, described as follows:

Date: April 15, 2022
Grantor: Linda Swarzman
Trustee: 2001 Agency Corporation
Beneficiary: Riverbend Funding, LLC
Recorded: Document No. 2022055092 Real Property Records, FORT BEND County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A

BORROWER: Linda Swarzman

PROPERTY: The real property described as follows:

Legally described as: LOT 53, CRESTMONT VILLAGE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 338, PAGE 484, OF THE MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS, 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.***

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SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

✓ MARCH 4, 2025, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In FORT BEND County, Texas, in the area designated by the Commissioners Court of such County, 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

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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE

TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS
A MEMBER OF A RESERVE COMPONENT OF 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 effective as of FEBRUARY 7, 2025.

SUBSTITUTE TRUSTEE

Sign: 

Print: SANDY DASIGENIS

110

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 24th day of May, 2018, Jose Barbosa (the "Grantor"), executed a Deed of Trust conveying to Brandon L. Collins, Trustee, the Property hereinafter described, to secure Snap Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Snap Alpha, LLC; and

WHEREAS, Snap Alpha, LLC is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of March, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the north area of the Fort Bend County Fairgrounds, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. RESTRICTED RESERVE 'A', IN BLOCK 1 OF BLUE RIDGE TERRACE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070077 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 10th day of February, 2025.

ADDRESS OF SUBSTITUTE TRUSTEE:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

Return to:
Snap Alpha, LLC
16107 Kensington Drive #220
Sugar Land, TX 77479

FORT BEND COUNTY CLERK
JAMES R. HARRIS
FORT BEND COUNTY TEXAS

2025 FEB 10 AM 10:11

FILED

111

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 14th day of August, 2020, Tidwell Tract, Ltd (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, J. Glenn Lee, Trustee for Alpha Invesco Corporation Profit Sharing Plan is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of March, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the Fort Bend County Fairgrounds Building C, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 10th day of February, 2025.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 
SANDY DASIGENIS, Substitute Trustee

Return to:
J. Glenn Lee, Trustee for Alpha
Invesco Corporation Profit Sharing Plan
P.O. Box 19562
Houston, TX 77224


2025 FEB 10 AM 10:11
FILED

FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

EXHIBIT "A"

The Land referred to herein below is situated in the County of Fort Bend, State of Texas, and is described as follows:

BEING out of 14,816 acres of land, more or less, and being the remainder of a call 15,432 Acre Tract of Land out of the Amlex Properties Ltd. call 335.34 Acre Tract (County Clerk's File #2002100334), and being in the Eugene Wheat Survey, Abstract 396, Fort Bend County, Texas. (Bearings referenced to the Northeast line of said call 335.34 Acre Tract recorded in County Clerk's File #2001099856, said line bears South 68deg.31'37" East), are the following 4 Tracts:

TRACT A

A Field Note Description of a 3.6346 Acre Tract of Land out of the Tidwell Tract, Ltd. call 15,432 Acre Tract II. (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 936, City of Rosenberg, Fort Bend County, Texas.

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15,432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.08 feet;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 763.94 feet for the Northeast corner and point of beginning of the said tract described herein;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 50.02 feet for the Southeast corner of the said tract described herein;
THENCE North 67 deg. 48 min. 04 sec. West, a distance of 590.01 feet for the Southwest corner of the said tract described herein;
THENCE North 22 deg. 23 min. 57 sec. East, a distance of 494.23 feet for the Northwest corner of the said tract described herein; TRACT B
THENCE South 67 deg. 48 min. 19 sec. East, a distance of 289.98 feet;
THENCE South 22 deg. 23 min. 57 sec. West, a distance of 444.25 feet;
THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.03 feet to the place of beginning and containing 3.6346 Acres (158,323 SQ. FT) of land.

TRACT B

A Field Note Description of a 1.5307 Acre Tract of Land out of the Tidwell Tract, Ltd. call 15,432 Acre Tract II. (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 936, City of Rosenberg, Fort Bend County, Texas.

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15,432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.08 feet;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 541.70 feet for the Northeast corner and point of beginning of the said tract described herein;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 222.25 feet for the Southeast corner of the said tract described herein;
THENCE North 67 deg. 48 min. 19 sec. West, a distance of 300.03 feet for the Southwest corner of the said tract described herein;
THENCE North 22 deg. 23 min. 57 sec. East, a distance of 222.25 feet for the Northwest corner of the said tract described herein;
THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.01 feet to the place of beginning and containing 1.5307 Acres (66,679 SQ. FT) of land.

TRACT C

A Field Note Description of a 1.5290 Acre Tract of Land out of the Tidwell Tract, Ltd. call 15,432 Acre Tract II. (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 936, City of Rosenberg, Fort Bend County, Texas.

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15,432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 1190.08 feet;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 319.69 feet for the Northeast corner and point of beginning of the said tract described herein;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 222.00 feet for the Southeast corner of the said tract described herein;
THENCE North 67 deg. 48 min. 19 sec. West, a distance of 300.01 feet for the Southwest corner of the said tract described herein;
THENCE North 22 deg. 23 min. 57 sec. East, a distance of 222.00 feet for the Northwest corner of the said tract described herein;
THENCE South 67 deg. 48 min. 19 sec. East, a distance of 300.00 feet to the place of beginning and containing 1.5290 Acres (66,602 SQ. FT) of land.

TRACT D

A Field Note Description of a 2.5729 Acre Tract of Land out of the Tidwell Tract, Ltd. call 15,432 Acre Tract II. (FBC 2009048080) in the Eugene Wheat Survey, Abstract No. 936, City of Rosenberg, Fort Bend County, Texas.

Commencing at a capped iron rod stamped "LJA" found in the Southwest right-of-way line of Bryan Road (60 feet wide) and marking the North corner of said Tidwell Tract, Ltd. call 15,432 Acre Tract;
THENCE South 67 deg. 47 min 27 sec. East a distance of 839.02 feet to the Northwest corner of and point of beginning for this tract;
THENCE South 67 deg. 47 min. 27 sec. East, a distance of 351.04 feet for the Northeast corner of the said tract described herein and the Northeast corner of said Tidwell Tract, Ltd.;
THENCE South 22 deg. 23 min. 44 sec. West, a distance of 319.70 feet for the Southeast corner of the said tract described herein;
THENCE North 67 deg 48 min. 19 sec. West, a distance of 350.00 feet for the Southwest corner of the said tract described herein;
THENCE North 22 deg. 12 min. 33 sec. East, a distance of 319.78 feet to the place of beginning and containing 2.5729 acres (112,076 SQ. FT) of land.

112

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 14th day of April, 2022, Alex Gutierrez and Sandra Gutierrez (the "Grantor"), executed a Deed of Trust conveying to Philip J. Hundl, Trustee, the Property hereinafter described, to secure Brecole, Inc. in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, the Note was assigned to Texas Funding Corporation; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of March, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash at the Fort Bend County Fairgrounds, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 10th day of February, 2025.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Rd, Ste 320
Fort Worth, TX 76179

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

By: 
SANDY CASIGENIS, Substitute Trustee


COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 FEB 10 AM 10:11

FILED

T11

FIELD NOTES OF A 10.685 ACRES TRACT OF LAND, SITUATED IN KINCHEN W. DAVIS SURVEY, ABSTRACT No. 22, IN FORT BEND COUNTY, TEXAS. BEING OUT OF LOT No. 27 OF THE J. C. TOLMAN'S SUBDIVISION, AS SHOWN ON A MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS., BEING OUT OF THE 135.426 ACRES TRACT OF LAND, DESCRIBED IN A DEED OF TRUST (WITH SECURITY AGREEMENT, ASSIGNMENT OF RENTS, AND FINANCING STATEMENT, EXECUTED ON OCTOBER 05, 2021, FROM BRECOLE, INC., A TEXAS CORPORATION., TO ALPHA INVESCO CORPORATION PROFIT SHARING PLAN (LEE J. GLENN TRUSTEE), RECORDED IN COUNTY CLERK'S FILE No. 2021168794 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 10.685 ACRES OF LAND, MORE OR LESS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED APRIL 14, 2022, EXECUTED BY BRECOLE, INC. TO ALEX GUTIERREZ AND SANDRA, RECORDED IN CLERK'S FILE NO. 2022061303, OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at PK nail found along intersection of Charlie Meyer Road (60 foot Right-of-Way) for the Southeast corner of Lot No. 22, Southwest corner of Lot No. 23, Northwest corner of Lot No. 16 and the Northeast corner of Lot No. 27 of the J. C. Tolman's Subdivision, as shown on a map or plat recorded in Volume 2, Page 34 of the Deed Records of Fort Bend County, Texas., for the Northeast corner of the 135.426 acre tract of land, recorded in County Clerk's File No. 2021168794 of the Official Deed Records of Fort Bend County, Texas., and the Northwest of a called 4.000 acre tract of land, recorder in County Clerk's File No. 2020046525 of the Official Deed Records of Fort Bend County, Texas.,
(All Bearings, are Grid and in Texas South Central Zone, (NAD 83 usft);

THENCE S. 87° 49' 51" W., (Ref. Bearing N. 87° 40' 00" W, Volume 2, Page 34, O. D. R.) along the said centerline and the South line of Lot No. 22 and the North Line of said Lot No. 27 same being the North line of the said 135.426 acre tract of land and the 10.685 acre tract of land surveyed on this day, a distance of 420.14 feet to a point in the said lines for the Northwest corner of the said 10.685 acre tract of land and the PLACE OF BEGINNING hereof described 10.685 acre tract of land;

THENCE S. 02° 01' 51" E., in the West line of the said 10.685 acre tract of land, at 30.0 feet passing a 1/2-inch Iron rod with W. E. Wilson 4652 cap found in the South Right-of-Way line Charlie Meyer Road, continuing for a total distance of 2216.73 feet to W. E. Wilson 4652 cap found in the North line of the Thomas Allsberry League, Abstract No. 2 and the South line of the Kinchen W. Davis League, Abstract No. 22, and in the North line of Lot 10 and the South line of Lot 27 of the said Subdivision, same being the North line of a called 158.81 acres tract of land, recorded under County Clerk's File Number 9681169, of the Official Public Deed Records, of Fort Bend County, Texas., and the South line of the said 135.426 acre tract of land, for the Southwest corner of a the said 10.685 acre tract of land and the Southeast corner hereof;

THENCE S. 87° 32' 54" W., along the said Abstract lines and in the North line of Lot No. 10 and the South line of Lot No. 27 of the said Subdivision and the North line of the said 158.81 acres tract of land and the South line of the said 135.426 acre tract of land, a distance of 209.92 feet to a 1/2-inch iron rod with W. E. Wilson 4652 cap, found for Southeast corner a 10.685 acre tract of land surveyed on this day and the Southwest corner hereof;

THENCE N. 02° 01' 51" W., over and across the 135.426 acre tract of land and in the East line of the said 10.685 acre tract of land, at 2187.76 feet passing a 1/2-inch iron rod with W. E. Wilson 4652 cap found along the called South 60 foot wide Right-of-Line of Charlie Meyer Road, continuing for a total distance of 2217.76 feet to a point along the said centerline for the Northwest corner hereof;

THENCE N. 87° 49' 51" E., along the said centerline and the North line of the said 135.426 acre tract of land a distance of 209.92 feet to the PLACE OF BEGINNING AND CONTAINING 10.685 ACRES OF LAND, more or less. of which 0.143 acres, lies within the 60 foot Right-of-Way line of Charlie Meyer Road.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk

Fort Bend County Texas
July 29, 2022 10:31:09 AM



FEE: \$24.00 DP2

2022099829

MID-COAST TITLE CO., INC.
111 N. Fulton
Wharton, TX 77488

113

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 14th day of April, 2022, Alex Gutierrez and Sandra Gutierrez (the "Grantor"), executed a Deed of Trust conveying to Philip J. Hundl, Trustee, the Property hereinafter described, to secure Brecole, Inc. in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, the Note was assigned to Texas Funding Corporation; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of March, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash at the Fort Bend County Fairgrounds, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 10th day of February, 2025.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Rd, Ste 320
Fort Worth, TX 76179

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

By: 
SANDY DASIGENIS, Substitute Trustee


COUNTY CLERK
FORT BEND COUNTY TEXAS

2025 FEB 10 AM 10:12

FILED

T12

FIELD NOTES OF A 10.685 ACRES TRACT OF LAND, SITUATED IN KINCHEN W. DAVIS SURVEY, ABSTRACT No. 22, IN FORT BEND COUNTY, TEXAS. BEING OUT OF LOT No. 27 OF THE J. C. TOLMAN'S SUBDIVISION, AS SHOWN ON A MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS., BEING OUT OF THE 135.426 ACRES TRACT OF LAND, DESCRIBED IN A DEED OF TRUST (WITH SECURITY AGREEMENT, ASSIGNMENT OF RENTS, AND FINANCING STATEMENT, EXECUTED ON OCTOBER 05, 2021, FROM BRECOLE, INC., A TEXAS CORPORATION, TO ALPHA INVESCO CORPORATION PROFIT SHARING PLAN (LEE J. GLENN TRUSTEE), RECORDED IN COUNTY CLERK'S FILE No. 2021168794 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS. SAID 10.685 ACRES TRACT BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED APRIL 14, 2022, EXECUTED BY BRECOLE, INC. TO ISHMAEL GUTIERREZ AND NOHEMY GUTIERREZ, RECORDED IN CLERK'S FILE NO. 2022056642, OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at PK nail found along intersection of Charlie Meyer Road (60 foot Right-of-Way) for the Southeast corner of Lot No. 22, Southwest corner of Lot No. 23, Northwest corner of Lot No. 16 and the Northeast corner of Lot No. 27 of the J. C. Tolman's Subdivision, as shown on a map or plat recorded in Volume 2, Page 34 of the Deed Records of Fort Bend County, Texas., for the Northeast corner of the 135.426 acre tract of land, recorded in County Clerk's File No. 2021168794 of the Official Deed Records of Fort Bend County, Texas., and the Northwest of a called 4.000 acre tract of land, recorder in County Clerk's File No. 2020046525 of the Official Deed Records of Fort Bend County, Texas., same being the **PLACE OF BEGINNING** hereof described 10.685 acre tract of land; (Ref. Bearing N. 87° 40' 00" W, Volume 2, Page 34, O. D. R.) (All Bearings, are Grid and in Texas South Central Zone, (NAD 83 usft);

THENCE, S. 02° 01' 51" E., in the West line of the said 4.00 acre tract of land and the West line of Lot No. 26 and the East line of Lot No. 27 of the said Subdivision, same being the East line of the said 135.426 acre tract of land, at 29.98 feet passing a 1/2-inch iron pipe found in the South 60 foot Right-of-Line of Charlie Meyer Road, at 728.79 feet passing a 1/2-inch iron rod with TX-Star 4140 cap found for the Southwest corner of the said 4.00 acre tract of land, continuing for a total distance of 2214.66 feet to a 1-inch iron pipe found along the North line of the Thomas Allsberry League, Abstract No. 2 and the South line of the Kinchen W. Davis League, Abstract No. 22, and in the North line of Lot 10 of the said Subdivision and the North line of a called 158.81 acre tract of land, recorded under County Clerk's File Number 9681169, of the Official Public Deed Records, of Fort Bend County, Texas., same being the Southwest corner of Lot No. 26, Southeast corner of Lot No. 27 and the Southwest corner of a called 23.873 acre tract of land, recorded under County Clerk's File Number 2016095538, of the Official Public Deed Records, of Fort Bend County, Texas., same being the Southeast corner of the said 135.426 acre tract of land and the Southeast corner hereof;

THENCE, S. 87° 32' 54" W., along the said Abstract lines and in the North line of Lot No. 10 and the South line of Lot No. 27 of the said Subdivision and the North line of the said 158.81 acres tract of land and the South line of the said 135.426 acre tract of land, a distance of 210.13 feet to a 1/2-inch iron rod with W. E. Wilson 4652 cap, found for Southeast corner a 10.685 acre tract of land surveyed on this day and the Southwest corner hereof;

THENCE, N. 02° 01' 51" W., over and across the 135.426 acre tract of land and in the East line of the said 10.685 acre tract of land, at 2185.69 feet passing a 1/2-inch iron rod with W. E. Wilson 4652 cap found along the called South 60 foot wide Right-of-Line of Charlie Meyer Road, continuing for a total distance of 2215.69 feet to a point along the said centerline for the Northwest corner hereof;

THENCE, N. 87° 49' 51" E., along the said centerline and the North line of the said 135.426 acre tract of land a distance of 210.12 feet to the **PLACE OF BEGINNING AND CONTAINING 10.685 ACRES OF LAND**, more or less, of which 0.144 acre, lies within the 60 foot Right-of-Way line of Charlie Meyer Road.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk

Fort Bend County Texas
July 28, 2022 10:31:09 AM

FEE: \$24.00 DP2

2022099832



MID-COAST TITLE CO., INC.
111 N. Fulton
Wharton, TX 77488

114

FILED *run*

2025 FEB 10 AM 10:12

1022 VERA CRUZ DRIVE
ROSENBERG, TX 77471

00000010316206

Quinn R. Reed
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: /March 04, 2025

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 25, 2008 and recorded in Document CLERK'S FILE NO. 2008089855 real property records of FORT BEND County, Texas, with DAVID FLORES AND WIFE CHRISTY FLORES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID FLORES AND WIFE CHRISTY FLORES, securing the payment of the indebtednesses in the original principal amount of \$187,518.00, 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



114

1022 VERA CRUZ DRIVE
ROSENBERG, TX 77471

00000010316206

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, AMAR SOOD 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: _____

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1022 VERA CRUZ DRIVE
ROSENBERG, TX 77471

00000010316206

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FORT BEND

EXHIBIT "A"

LOT 25, IN BLOCK 3, OF FINAL PLAT OF SEABOURNE MEADOWS SECTION ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040141 OF PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

115
FILED

2025 FEB 10 AM 10:12

2422 TEAL RUN PLACE DRIVE
FRESNO, TX 77545

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

00000010359479

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: March 04, 2025

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 29, 2004 and recorded in Document CLERK'S FILE NO. 2004081021; REFILED UNDER CLERK'S FILE NO. 2005114995; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2011110243, 2020008387 & 2021140870 real property records of FORT BEND County, Texas, with TONYA BRADFORD, A SINGLE WOMAN, grantor(s) and AAMES FUNDING CORPORATION DBA AAMES HOME LOAN, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TONYA BRADFORD, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$129,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2004-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-7 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



2422 TEAL RUN PLACE DRIVE
FRESNO, TX 77545

115
00000010359479

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, AMAR SOOD, NICOLE DURRETT 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: _____

2422 TEAL RUN PLACE DRIVE
FRESNO, TX 77545

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FORT BEND

EXHIBIT "A"

THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FORT BEND, STATE OF TEXAS, AND DESCRIBED AS FOLLOWS:

LOT ONE HUNDRED FOUR (104), IN BLOCK ONE (1), OF TEAL RUN, SECTION FIFTEEN (15), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2477/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF FORT BEND

§
§
§

FOR
COUNTY CLERK
FORT BEND COUNTY, TEXAS

2025 FEB 10 PM 12:11

FILED

26

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, March 4, 2025
TIME OF SALE: No earlier than 1:00 PM 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: February 10, 2025


Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

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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 Foreclosure Sale

Warranty Deed with Vendor's Lien:

Dated: March 1, 2023
Grantor: Otto Sanchez and Cilsa Perez
Grantee: J.J. Ramos, LLC
Recorded in: Clerk's File No. 2023020008, of the real property records of Fort Bend County, Texas.

Deed of Trust:

Dated: March 1, 2023
Grantor: J.J. Ramos, LLC
Trustee: Paul Mundheim
Lender: T.S. L.L.C.
Recorded in: Clerk's File No. 2023020009, of the real property records of Fort Bend County, Texas.

Secures: \$266,900.00 Promissory Note ("Note") in the original principal amount of \$266,900.00, executed by J.J. Ramos, LLC ("Borrower") for the purchase of 16731 Sussex Dr., Houston, Texas 77083, and payable to the order of Lender.

Legal Description: Lot Twelve (12), in Block One (1), A Replat of Chelsea at Mission Bend, Amending Plat no. 1, a Subdivision in Fort Bend County, Texas, according to the plat thereof, recorded under Slide no(s). 2229/B & 2230/A of the Plat records of Fort Bend County, Texas..

Foreclosure Sale:

Date: Tuesday, March 4, 2025
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.
Place: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471

FILED
2025 FEB 10 PM 12:26
FORT BEND COUNTY CLERK
FORT BEND COUNTY, TEXAS

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, T.S. L.L.C., the owner and holder of the Note, has requested that the Trustee ("Trustee") sell the Property.

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

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

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

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

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

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

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

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


Jarrett T. LaRochelle
1600 Main Street, #817
Seabrook, Texas 77586
713-907-8668 telephone
jarettlarochelle@yahoo.com
SUBSTITUTE TRUSTEE

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FILED

2025 FEB 10 PM 1:00

Notice of Substitute Trustee Sale

Anna Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 24-12414

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 3/4/2025
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Fort Bend County Courthouse in Houston, Texas, at the following location: At the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Lot Forty-Two (42), in Block Two (2), of Park at Mission Glen, Sec. 3, an Addition in Fort Bend County, Texas, According to the Map or Plat thereof Recorded in Slide No. 2397/A, of the Map/Plat Records of Fort Bend County, Texas

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 8/19/2004 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2004103705, recorded on 8/23/2004, in Book ---, Page --, of the Real Property Records of Fort Bend County, Texas.
Property Address: 17410 TRACE GLEN LANE HOUSTON, TX 77083

Trustor(s):	OLUSEGUN ADESHINA ODUNSI AND CARLOTTA ODUNSI	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for Dynamic Mortgage Company, its successors and assigns
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Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of the Lodge Series III Trust	Loan Servicer:	SN Servicing Corporation
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Current Substituted Trustees:	Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

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T.S. #: 24-12414

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by OLUSEGUN ADESHINA ODUNSI AND SPOUSE, CARLOTTA ODUNSI. 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.

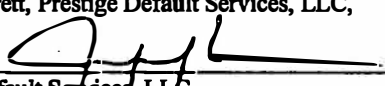
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$136,300.00, executed by OLUSEGUN ADESHINA ODUNSI AND SPOUSE, CARLOTTA ODUNSI, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Dynamic Mortgage Company, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of OLUSEGUN ADESHINA ODUNSI AND SPOUSE, CARLOTTA ODUNSI to OLUSEGUN ADESHINA ODUNSI AND CARLOTTA ODUNSI. U.S. Bank Trust National Association, as Trustee of the Lodge Series III Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

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

Dated: 02/10/2025

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



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

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T.S. #: 24-12414

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

16801 Addison Road, Suite 350

Addison, Texas 75001

Attn: Trustee Department

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FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 10 PM 3:24

STATE OF TEXAS

§

COUNTY OF HARRIS

§

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KNOW ALL MEN BY THESE PRESENTS

Laura Richard
COUNTY CLERK
HARRIS COUNTY, TEXAS

WHEREAS, on April 6, 2023, **M2U, LLC** ("Maker" or "Borrower"), executed and delivered that certain **Real Estate Lien Note** in the original principal amount of FOUR HUNDRED EIGHTY THREE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$483,750.00), payable and bearing interest as stated therein (the "Note"), said Note being secured by that certain **Deed of Trust, Assignment and Rents, Security Agreement and Financing Statement** dated April 6, 2023, executed by **M2U, LLC** as "Grantor" in favor of Ray Vitulli, III, as Trustee, filed for record on April 24, 2023 in the Official Public Records of Harris County, Texas, under Instrument No. RP-2023-143584 (the "Deed of Trust") covering and describing the "Mortgaged Property", as such term is defined in the Deed of Trust.

Reference is further made to that certain **Commercial Loan Agreement** dated April 6, 2023, executed by Borrower and Lender.

Reference is further made to that certain **Guaranty Agreement** dated April 6, 2023, executed by **Aichun Wang** ("Guarantor"), whereby he, unconditionally and irrevocably guarantees to Lender the timely performance of the Guaranteed Performance Obligations.

WHEREAS, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank (the

"Mortgagee"), the owner and holder of all the Note, has requested the undersigned to sell the Mortgaged Property described below; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker and Andrew W. Gray, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Mortgaged Property described below at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

/Date: March 4, 2025

Time: 1:30 p.m. C.S.T

Place: The Bayou City Event Center 9401 Knight Road, Harris County, Houston, Texas 77047 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Mortgaged Property that has been released from the liens of the Deed of Trust. The mortgaged Property that will be sold at the foreclosure sale is described as follows:

Mortgaged Property: Lot 15, in Block 4, of BRAEBURN GARDENS, a subdivision in Harris County, Texas, and in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 55 of the Map Records of Harris County, Texas and in Volume 238, Page 201 of the Deed Records of Fort Bend County, Texas (the "Land"); together with all the Minerals, Fixtures,

Improvements, Personalty, Contracts, Rents and Leases, together with any and all other security and collateral of any nature whatsoever, now or hereafter given for the repayment of the Indebtedness or the performance and discharge of the Obligations, all as further described in the Deed of Trust referenced above.

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE MORTGAGED 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, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE MORTGAGED PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO DETERMINE
INCREMENTS IN WHICH BIDS WILL BE ACCEPTED AND TO ANNOUNCE
SAME AT THE SALE.

Dated: February 7, 2025

/s/ Ted L. Walker
Ted L. Walker, Substitute Trustee
PO Box 62
Jasper, Texas 75951
Phone (409) 384-8899
Facsimile (409) 384-9899
Email twalker@walker-firm.com

R:\ALLEGIANCE BANK\ASTELLAR BANK\63-11 M2U LLC\Foreclosure\2025-02-04 NotSubTRSale.HarrisCo.wpd

2025 FEB 11 AM 9:14

February 7, 2025

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Laura Richard
 COUNTY CLERK
 BEND COUNTY, TEXAS

§

Dated:	October 4, 2024
Grantor:	AYAAN KULSUM ALI COMPANY LLC
Trustee:	Christopher M. Pham Law Group, PLLC
Lender:	ANDREW THO BUI
Recorded in:	Official Public Records of Real Property of FORT BEND County Texas under file No. 2024097805
Property:	Lot 41, Block 1, of HARVEST GREEN SEC 19, an addition in Fort Bend County Texas, according to the map or plat thereof recorded in Plat No. 20180283 of the Plat Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 1530 Hackberry Heights Dr., Richmond, TX 77406
Secures:	Promissory Note executed October 4, 2024 (“Note”) in the original principal amount of \$500,000.00, executed by AYAAN KULSUM ALI COMPANY LLC (“Borrower”) and payable to the order of Lender and all other indebtedness of Borrower to Lender.
Substitute Trustee(s):	Vo & Pham Law Firm PLLC and Loan T. Tran 10300 Westoffice Dr., Ste 101, Houston, TX 77042

Date: Tuesday, March 4, 2025

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, TX 77471 or as designated by the County Commissioner’s Court.**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**

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WHEREAS a default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, present owner and holder of the Note, has appointed Vo & Pham Law Firm PLLC and Loan T. Tran as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust, to succeed to all the rights, powers, privileges vested in the Original Trustee under the Deed of Trust.

WHEREAS Lender has requested Substitute Trustee to sell the property.

NOW, THEREFORE NOTICE IS HEREBY GIVEN that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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

/s/Loan Tammy Tran

Loan Tammy Tran
Attorney for Lender
State Bar No.: 24069159
ttran@vophamlaw.com
10300 Westoffice Dr., Suite 101, Houston, Texas 77042
Phone: 713-271-8886
Fax: 713-271-8897

FILED

2025 FEB 11 AM 9:15

February 7, 2025

SENTS: *Laura Richard*
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Foreclosure Sale:
Date: Tuesday, March 4, 2025
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, TX 77471 or as designated by the County Commissioner’s Court.**
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**

121

WHEREAS a default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, present owner and holder of the Note, has appointed Loan T. Tran and Vo & Pham Law Firm PLLC as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust, to succeed to all the rights, powers, privileges vested in the Original Trustee under the Deed of Trust.

WHEREAS Lender has requested Substitute Trustee to sell the property.

NOW, THEREFORE NOTICE IS HEREBY GIVEN that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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State Bar No.: 24069159
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Fax: 713-271-8897

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
UNDER DEED OF TRUST**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

RECITALS:

On June 15, 2018, Thomas Alan Reed and Ekaterina Reed (together, "Borrower") executed and delivered to Margaret Li, as Trustee, a Deed of Trust (the "Deed of Trust") to secure unto Cathay Bank, a California banking corporation (the "Mortgagee"), among other indebtedness and obligations described therein, payment of the Adjustable Rate Note (the "Note") dated June 15, 2018, in the face principal amount of \$560,000.00 executed by Borrower, payable to the order of Mortgagee as the same may have been renewed, extended, rearranged, and/or substituted from time to time. The Deed of Trust covers and affects, among other property, the real property located in Fort Bend County, Texas, described on Exhibit A attached hereto and hereby made a part hereof, together with all improvements and fixtures thereon and all rights, privileges, and appurtenances thereto. The Deed of Trust was filed for record in the Official Public Records of Fort Bend County, Texas ("Clerk's Office") under Document No. 2018067802. By this reference, the Deed of Trust is hereby incorporated herein for all purposes.

By instrument filed of record in the Clerk's Office, Mortgagee removed Margaret Li as Trustee and removed each and every other previously designated or appointed original Trustee or Substitute Trustee and replaced each of them with Tai Tran as Substitute Trustee.

Mortgagee is the present legal and equitable owner and holder of the Note, the Deed of Trust, and all liens and security interests securing the Note.

Mortgagee has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.


In accordance with the foregoing, I hereby give notice as set forth below.

122

NOTICE:

Notice is hereby given that after due posting, filing, and service of this notice as required by the Deed of Trust and the law, Tai Tran, as Substitute Trustee, will sell the property described below at a public sale at auction to the highest bidder or bidders for cash, in Fort Bend County, Texas (the County in which the real property covered and affected by the Deed of Trust is situated). The sale will occur in the area designated by the commissioners' court of Fort Bend County, Texas as the area where such sales are to take place. The sale will begin no earlier than 1:00 p.m., Central Time, and no later than three hours after that time on March 4, 2025 (the first Tuesday in the month of March 2025). At such public sale at auction, I will sell all of the real property described in and covered by the Deed of Trust located in Fort Bend County, Texas, together with all improvements and fixtures situated thereon and all and singular the rights, privileges, and appurtenances thereto, such real property being more particularly described on Exhibit A, hereto attached and hereby made a part hereof. Notice is also hereby given that in accordance with the provisions of the Texas Business and Commerce Code and the Deed of Trust, all furniture, equipment, machinery, and other items of personal property, tangible and intangible, and all rights, privileges, and appurtenances thereto, subject to the security interest of the Deed of Trust shall also be sold together with such real property.

Executed on February 11, 2025.



Tai Tran
Substitute Trustee

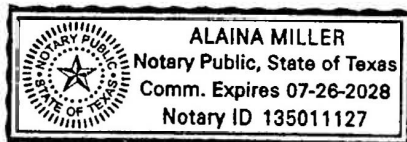
ADDRESS OF SUBSTITUTE TRUSTEE:

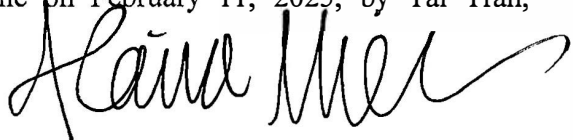
Troutman Pepper Locke LLP
Attention: Tai Tran, Esq.
300 Colorado Street, Suite 2100
Austin, Texas 78701
Telephone No. (512) 305-4700

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on February 11, 2025, by Tai Tran, Substitute Trustee.

[SEAL]





Notary Public in and for the State of Texas

Exhibit A – Description of the Real Property

EXHIBIT A

BEING A TRACT OF LAND CONTAINING 1.8468 ACRES (80,448 SQUARE FEET), SITUATED IN THE MOSES SHIPMAN LEAGUE, ABSTRACT 86, FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 63.420 ACRE TRACT DESCRIBED IN VOLUME 725, PAGE 326 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, OUT OF A CALLED 488.138 ACRE TRACT DESCRIBED IN VOLUME 24, PAGE 484 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, BEING MORE COMMONLY KNOWN AS LOTS 3 AND 4, OF WATERBROOK, AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS BEING ALL OF A TRACT OF LAND CONVEYED UNTO JAMES HEMINGWAY, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2012087479 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID 1.8468-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF MCKEEVER ROAD FOR THE NORTHWEST CORNER OF SAID 488.138 ACRE TRACT;

THENCE NORTH 89°40'00" EAST, A DISTANCE OF 151.72 FEET TO A POINT FOR THE NORTHWEST CORNER OF A CALLED 29.679 ACRE TRACT;

THENCE SOUTH 23°00'00" EAST, PASSING MOST WESTERLY NORTHWEST CORNER OF SAID 63.420 ACRE TRACT AT A DISTANCE OF 1483.09 FEET CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SUGAR LAND RAILROAD (80 FEET WIDE) FOR A TOTAL DISTANCE OF 2997.54 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

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FILED

2025 FEB 11 AM 10:41

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

TM

After recording, return to:

Troutman Pepper Locke LLP
Attn: Tai C. Tran
300 Colorado Street, Suite 2100
Austin, Texas 78701
Telephone No. (512) 305-4703

122

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
UNDER DEED OF TRUST**

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COUNTY OF FORT BEND §

RECITALS:

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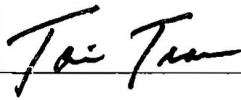
Mortgagee has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.

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Executed on February 11, 2025.



Tai Tran
Substitute Trustee

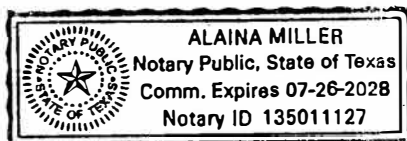
ADDRESS OF SUBSTITUTE TRUSTEE:

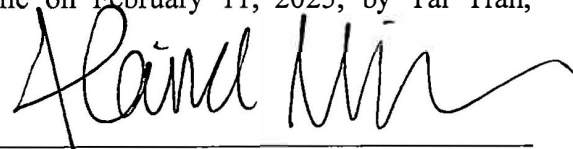
Troutman Pepper Locke LLP
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Telephone No. (512) 305-4700

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123

FILED

2025 FEB 11 AM 10:40

Quinn Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS
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Executed on February 11, 2025.



Tai Tran
Substitute Trustee

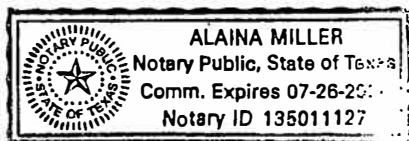
ADDRESS OF SUBSTITUTE TRUSTEE:

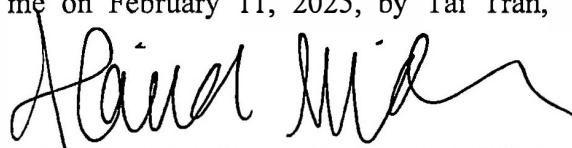
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THENCE SOUTH 23°00'00" EAST, PASSING MOST WESTERLY NORTHWEST CORNER OF SAID 63.420 ACRE TRACT AT A DISTANCE OF 1483.09 FEET CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SUGAR LAND RAILROAD (80 FEET WIDE) FOR A TOTAL DISTANCE OF 2997.54 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 67°00'00" EAST, PASSING A FOUND 1/2-INCH IRON PIPE AT A DISTANCE OF 60.00 FEET IN THE EAST RIGHT-OF-WAY LINE OF A 60 FOOT ROAD EASEMENT, AND PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT A DISTANCE OF 342.50 FEET, CONTINUING FOR A TOTAL DISTANCE OF 423.61 FEET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 10°56'10" EAST, A DISTANCE OF 204.52 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 67°00'00" WEST, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT A DISTANCE OF 73.52 FEET, AND PASSING A FOUND 1/2-INCH IRON PIPE IN THE EAST RIGHT-OF-WAY LINE OF SAID 60 FOOT ROAD EASEMENT AT A DISTANCE OF 320.87 FEET, CONTINUING FOR A TOTAL DISTANCE OF 380.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SUGAR LAND RAILROAD FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 23°00'00" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID SUGAR LAND RAILROAD, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.8468 ACRES (80,448 SQUARE FEET), MORE OR LESS.

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FILED

2025 FEB 11 AM 10:41

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

TM

After recording, return to:

Troutman Pepper Locke LLP
Attn: Tai C. Tran
300 Colorado Street, Suite 2100
Austin, Texas 78701
Telephone No. (512) 305-4703

125
FILED

2025 FEB 11 AM 10:59

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: February 28, 2022

Amount: \$1,618,738.00

Grantor(s): OLABISI 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.

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Date of Sale: March 4, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, OR AMAR SOOD 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

Anthony Adams, Attorney at Law
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-003051

Sandy Dasigenis

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

FILED

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 11 AM 10:59

FORT BEND County

Deed of Trust Dated: April 29, 2015

Amount: \$457,000.00

Grantor(s): URMILA PATEL

Original Mortgagee: PEOPLE'S TRUST FEDERAL CREDIT UNION

Current Mortgagee: FIRST SERVICE CREDIT UNION

Mortgagee Address: FIRST SERVICE CREDIT UNION, PO Box 941914, HOUSTON, TX 77094

Recording Information: Document No. 2015046264

Legal Description: LOT THREE (3), IN BLOCK TWO (2), OF LAKE POINTE, SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20060123 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Date of Sale: March 4, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR ISRAEL CURTIS, THOMAS GILBRAITH, KINNEY LESTER, COLETTE MAYERS, LEB KEMP, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY STEVE LEVA, NICOLE DURRETT, OR AMAR SOOD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

Anthony Adam Garcia

Anthony Adam Garcia ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-003695

Sandy Dasigenis

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

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FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 2025 FEB 11 AM 10:59

Fort Bend County

Deed of Trust Dated: August 10, 2020
Original Principal Amount of Note: \$ \$420,000.00
Grantor(s): TIDWELL TRACT, LTD., a Texas limited partnership
Original Mortgagee: GATE CAP, LLC, a Texas limited liability company
Current Mortgagee: GULF CAPITAL LENDING LLC, a Texas limited liability company
Mortgagee Address: 2200 Market Street, Suite 609, Galveston, Texas 77550

Spura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Recording Information: Clerk's File No. 2020109512 in the Official Public Records of Fort Bend County, Texas.

Property Description: See Exhibit "A" attached hereto and incorporated herein by reference.

Date of Sale: March 4, 2025 between the hours of 1:00 p.m. and 4:00 p.m.

Earliest Time Sale Will Begin: 1:00 p.m.

Place of Sale: The foreclosure sale will be conducted 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 in **FORT BEND COUNTY**.

Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood and/or Patricia Poston have been appointed as Substitute Trustees (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of the 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.

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. Without limiting the generality of the foregoing, no warranty or representation exists as to the merchantability or fitness for use or a particular purpose of any personal property included in the Property.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEEDS OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AT LAW OF THE MORTGAGEE OR MORTGAGE SERVICER.

Aaron J. Espinoza

Aaron J. Espinoza
Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., Suite 2800
Houston, Texas 77002
Reference: 2024-02775

Sandy Dasigenis

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

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EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

Being a 1.960 acre tract of land out of the Tidwell Tract, Ltd. called 15.432 acres described as Tract II in General Warranty Deed filed under Fort Bend County Clerk's File No. 2009048080, in the Eugene Wheat Survey, Abstract No. 396, City of Rosenberg, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a capped iron rod stamped "L.J.A" found in the southwest right-of-way line of Bryan Road (60 feet wide) and marking the north corner of said Tidwell Tract, Ltd. called 15.432 acre tract and being the north corner of and place of beginning for this tract;

THENCE South 67 deg. 47 min. 27 sec. East, along said southwest right-of-way line of Bryan Road, 345.0 feet to a point marking the east corner of this tract, said point bears North 67 deg. 47 min. 27 sec. West, 845.06 feet from the east corner of said Tidwell Tract, Ltd;

THENCE South 22 deg. 12 min. 33 sec. West, 319.91 feet to a point marking the south corner of this tract;

THENCE North 67 deg. 48 min. 19 sec. West, along a southwest line of said Tidwell Tract, Ltd., 245.0 feet to a point marking the southerly west corner of this tract;

THENCE North 22 deg. 12 min. 33 sec. East, 249.97 feet to a point marking a re-entrant corner of this tract;

THENCE North 67 deg. 47 min. 33 sec. West, 100.0 feet to a point marking the northerly west corner of this tract;

THENCE North 22 deg. 12 min. 33 sec. East, along the southeast line of Rose Ranch Blvd., 70.0 feet to the place of beginning and containing 1.960 acres of land, more or less, together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;

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All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

FILED

Deed of Trust

2025 FEB 11 AM 11:00

Date: 02/01/2024 with an Effective Date of 04/06/2024

Grantor(s): Alma Delia Guerrero Hernandez and Andres Belisario Vasquez Gomez

Mortgagee: 606 Harold, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 2024044618

Property County: Fort Bend County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as LOT 30, BLOCK 4 OF RIDGEGATE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN VOLUME 16, PAGE 4 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (more particularly described in the Loan Documents).

Date of Sale: 3/4/2025

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: THE FORT BEND COUNTY FAIRGROUNDS-
BUILDING C, 4310 HIGHWAY 36 SOUTH
ROSENBERG, TX 77471

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

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

ACTIVE MILITARY SERVICE NOTICE

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

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The Mortgagee, whose address is:
606 Harold, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 2/11/2025



**Sandy Dasigenis or Jeff Leva or
Steve Leva or Nicole Durrett or
Amar Sood or Patricia Poston or
Maribel Manrique or Lucia
Cortinas or Michelle Figueroa or
Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tamiriramushe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece or Scott Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

FILED

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2025 FEB 11 AM 12:00

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT ONE (1), IN BLOCK THREE (3) OF SIENNA VILLAGE OF SHIPMAN'S LANDING, SECTION FIVE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1775/A AND 1775/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 08/21/2018 and recorded in Document 2018095066 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: 03/04/2025

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 JOIEUX MONIQUE BISHOP, provides that it secures the payment of the indebtedness in the original principal amount of \$217,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 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

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 11 AM 12:29

STATE OF TEXAS §
 COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

Laura Richard
 COUNTY CLERK
 FORT BEND COUNTY, TEXAS

WHEREAS, **AVALON SUGAR LAND HOSPITALITY LLC**, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Assignment of Rents, Securing Agreement and Financing Statement, dated June 15, 2018, recorded under Clerk's File No. RP-2018066935 in the Official Public Records of Fort Bend County, Texas (the "Records"), to Jay Rogers, trustee (the "Original Trustee") for the benefit of **INTERNATIONAL BANK OF COMMERCE** ("Lender"), covering certain land ("Land") located in Fort Bend County, Texas, as described in Exhibit A attached thereto and hereto (the "Security Instrument"), together with Borrower's rights, privileges and appurtenances thereto and the rents, revenues, profits and income thereunto now or hereafter incident or belonging thereto, and all other personal property described therein (collectively, the "Property") and securing that certain Real Estate Lien Note dated June 15, 2018, in the stated principal amount of \$12,950,000.00 (the "Note") (the Note, together with all other indebtedness, liabilities, and obligations described in the Note, the Security Instrument and all other documents evidencing, securing, governing or otherwise pertaining to the loan evidenced by the Note hereinafter referred to as the "Indebtedness"); and

WHEREAS, in accordance with Texas Property Code Sec. 51.0076, the undersigned attorney or authorized agent for the Lender has named and appointed, and by these presents does name and appoint GEORGE S. CRAFT, an individual with an address of 1000 Main Street, 36th Floor, Houston, Texas 77002-6336; COLIN COX, an individual with an address of 1000 Main Street, 36th Floor, Houston, Texas 77002-6336; RACHELE A. MILLER, an individual with an address of 1000 Main Street, 36th Floor, Houston, Texas 77002-6336; WILLIAM DAWSON, an individual with an address of 5615 Kirby Drive, Houston, Texas 77005; BRADY BOYLE, an individual with an address of 5615 Kirby Drive, Houston, Texas 77005; ZENIA REYES, an individual with an address of 5615 Kirby Drive, Houston, Texas 77005; and PETER LEONG an individual with an address of 5615 Kirby Drive, Houston, Texas 77005, each of whom may act alone or together (each, a "Substitute Trustee") to act under and by virtue of the Security Instrument and to succeed to all of the rights, titles, powers, and estates granted and delegated in the Security Instrument to the Original Trustee and any previously appointed substitute trustees; and

WHEREAS, the Note has matured according to its own terms, and Borrower has defaulted in its obligations under the Security Instrument and the Note, including but not limited paying the Note in full upon maturity; and

WHEREAS, Lender has heretofore made demand upon Borrower to cure the defaults under the Security Instrument and the Note but such defaults remain uncured; and

WHEREAS, Lender, as the owner of the Note and Indebtedness, has instructed the Substitute Trustee(s), acting singly or together, to post, file and mail appropriate notice and to sell the Property, in parcels or in whole, to satisfy, in whole or in part, the unpaid Indebtedness.

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NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 4, 2025, no earlier than 1:00 p.m., or no later than three hours after that time, one of the Substitute Trustees will commence the sale of the Property, in parcels or as a whole, at public auction to the highest bidder for cash; such sale will be held at Fort Bend County Fairgrounds located at 4310 Highway 36 South, Rosenberg, Texas 77471, or as designated for such sales by resolution(s) of the Commissioners' Court of Fort Bend County, Texas; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the lien and security interest created by the Security Instrument.

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 Security Instrument. 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(s) reserve(s) 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 foreclosure sale.

This Notice of Substitute Trustee's Sale is being sent by GEORGE S. CRAFT, an individual with an address of 1000 Main Street, Houston, Texas 77002-6336.

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 following language is set forth per requirement under Section 51.002(i) of the Texas Property Code, and applicable if debtor qualifies under such Section:

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.


[The remainder of this page is intentionally left blank.]

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IN WITNESS WHEREOF, the Authorized Agent and Substitute Trustee has signed this notice as of February 11, 2025.

**ATTORNEY OR AUTHORIZED
AGENT:**

SUBSTITUTE TRUSTEE:

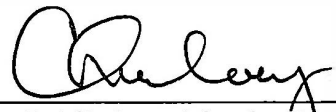

Name: George S. Craft

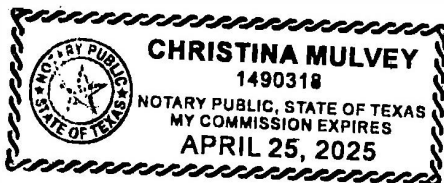

Name: George S. Craft

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED before me on February 11, 2025, by George S. Craft, in the capacities therein stated.

[S E A L]


Notary Public in and for the State of Texas



130

EXHIBIT A

BEING RESERVE "G" OF CROSSING AT TELFAIR SECTION FOUR – PART TWO,
RESERVES "G" AND "H" AMENDING PLAT, being a subdivision in Fort Bend County,
Texas according to the map or plat thereof recorded under Plat No. 20150025 of the Plat
Records of Fort Bend County, Texas.

NOTICE OF TRUSTEE'S SALE

131

Date: January 24, 2025

FILED

Lien for Unpaid Assessments

2025 FEB 11 PM 1:32

Owner(s): **ABEL RIVERA**

Property: LOT SIX (6), IN BLOCK FOUR (4), OF TEJAS LAKES, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20080008 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **7811 LAKE MEREDITH DRIVE, NEEDVILLE, TEXAS 77461**, (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File Number 2008034701 and filed on April 3, 2008 in the Official Public Records of Real Property of Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), HOMEOWNER ASSOCIATION OF TEJAS LAKES (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees, costs and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

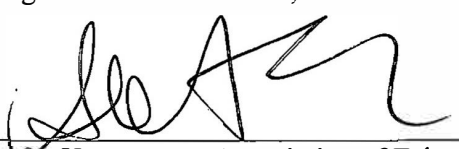
Date of Sale: (first Tuesday of month): **Tuesday, March 4, 2025.**

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

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

ABEL RIVERA, upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustees and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

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



Sarah B. Gerdes, Trustee for Homeowner Association of Tejas Lakes

NOTICE OF TRUSTEE'S SALE

132

Date: January 16, 2025

FILED

Lien for Unpaid Assessments

2025 FEB 11 PM 1:32

Owner(s): **DAMITA J. PALMER**

Property: LOT NINETEEN (19), BLOCK ONE (1), OF PARKWAY LAKES SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20040068, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **22914 ARBOR COVE LANE, RICHMOND, TEXAS 77407** (THE "PROPERTY").

Janice Richard
FOR FORT BEND COUNTY, TEXAS

Recording Information: By Declaration of Covenants, Conditions and Restrictions filed on June 22, 2005 under Clerk's File No. 2005073153 in the Official Public Records of Real Property of Fort Bend County, Texas with any and all amendments and/or supplements thereto (the "Declaration"), PARKWAY LAKES VILLAGE HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situation in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustee: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

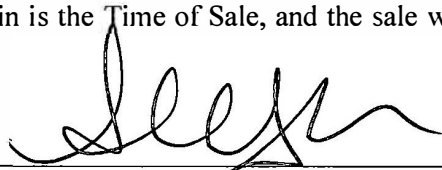
Date of Sale: (first Tuesday of month) **Tuesday, March 4, 2025.**

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

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

DAMITA J. PALMER, upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the owner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

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



Sarah B. Gerdes, Trustee for Parkway Lakes Village Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

133

Date: January 15, 2025

FILED

Lien for Unpaid Assessments

2025 FEB 11 PM 1:31

Owner(s): **YOLANDA MONTES**

Laura Richard

Property: LOT 15, BLOCK 1, CINCO WEST AT SEVEN MEADOWS, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE 2004/192 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **5111 MOSS GARDEN LANE, KATY, TEXAS 77494**, (the "PROPERTY").

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

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) Tuesday, **March 4, 2025.** ✓

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

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

YOLANDA MONTES, upon property owned by her and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

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



Sarah B. Gerdes, Trustee for Cinco Residential Property Association, Inc.

NOTICE OF TRUSTEE'S SALE

134

Date: January 28, 2025

FILED

Lien for Unpaid Assessments

2025 FEB 11 PM 1:31

Owner(s): **ALAN AYCOX AND STEPHANIE AYCOX**

Laura Richard
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Property: LOT THIRTY-SIX (36), IN BLOCK THREE (3), OF CINCO RANCH GREENWAY VILLAGE, SECTION TWELVE (12), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 2072/B AND 2073/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **21427 WILD JASMINE LANE, KATY, TEXAS 77450** (the "PROPERTY").

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

Trustees: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

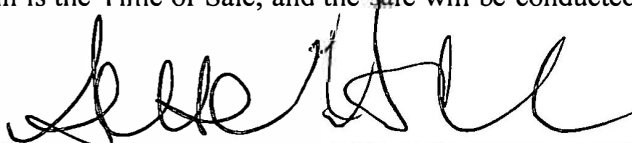
Date of Sale: (first Tuesday of month) **Tuesday, March 4, 2025.** ✓

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

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

ALAN AYCOX AND STEPHANIE AYCOX, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

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



Sarah B. Gerdes, Trustee for Cinco Residential Property Association, Inc.