

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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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.

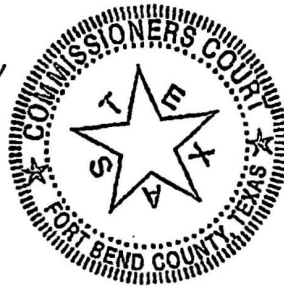
All other sales shall be conducted at the place designated by the law under which the sale is conducted.

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

DEED OF TRUST INFORMATION:

| | | | |
|------------------------------|---|---------------------------|-------------------|
| Grantor(s) | Lloyd Bennett Coulson | Deed of Trust Date | February 10, 2023 |
| Original Mortgagee | Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for PHH Mortgage Corporation dba Liberty Reverse Mortgage, its successors and assigns | Original Principal | \$751,500.00 |
| Recording Information | Instrument #: 2023013844 in Fort Bend County, Texas | Original Trustee | Scott R. Valby |
| Property Address | 1410 Shady Valley Dr., Sugar Land, TX 77479 | Property County | Fort Bend |

MORTGAGE SERVICER INFORMATION:

| | | | |
|----------------------------|--------------------------|----------------------------------|---|
| Current Mortgagee | PHH Mortgage Corporation | Mortgage Servicer | PHH Mortgage Corporation |
| Current Beneficiary | PHH Mortgage Corporation | Mortgage Servicer Address | 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 |

SALE INFORMATION:

| | |
|-------------------------------------|---|
| Date of Sale | 11/05/2024 |
| 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 TWENTY (20), BLOCK FOUR (4), GREATWOOD BROOKS MILL, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1920/A AND 1920/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

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

NOTICE OF TRUSTEE'S SALE

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 April 2, 2024.

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

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

FILED 27558

2024 APR -4 AM 10:29

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT THIRTEEN (13), IN BLOCK FOUR (4), OF TARA, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 30, PAGE 2, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/04/2018 and recorded in Document 2018003687 real property records of Fort Bend County, Texas.

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

Date: 11/05/2024

Time: 01:00 PM

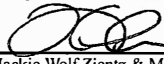
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by MICHAEL C. FORBES, provides that it secures the payment of the indebtedness in the original principal amount of \$202,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

For additional sale information visit: www.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
2024 MAY 23 PM 9:45

EV REC #42436

2024 SEP 12 AM 8:09

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: November 5, 2024

TIME: 01:00 PM

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

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 April 29, 2022 and recorded as Instrument Number 2022060269, real property records of Fort Bend County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Freddy J. Reyes and Rita G. Diaz Brett, securing the payment of the indebtedness in the original principal amount of \$334,081.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC 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 Sixteen (16) in Block Three (3) of POLO RANCH SECTION 10, a Subdivision of 22.117 acres of land situated in the Churchill Fulshear League, Abstract 29, in the County of Fort Bend, Texas, according to the map thereof recorded under Clerk's File No. 2021043709 of the Official Public 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. Village




Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

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, Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, 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: 9/10/2024


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: _____

MIDWEST LOAN SERVICES (MLS)
EBIZIE, JONATHAN
217 WILLOUGHBY DRIVE, RICHMOND, TX 77469

CONVENTIONAL
Firm File Number: 24-041465

2024 SEP 12 AM 11:13

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 20, 2019, JONATHAN EBIZIE, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSITY FEDERAL CREDIT UNION 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 2019108648, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, November 5, 2024 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 2, BLOCK 16, OF TARA, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 2, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 217 WILLOUGHBY DRIVE
RICHMOND, TX 77469
Mortgage Servicer: MIDWEST LOAN SERVICES
Mortgagee: UNIVERSITY FEDERAL CU
400 QUINCY ST.
6TH FLOOR
HANCOCK, MI 49930


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
PO BOX 131162, Houston, TX 77219

WITNESS MY HAND this day September 6, 2024.


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 UNIVERSITY FEDERAL CU

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

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NOTICE OF SUBSTITUTE TRUSTEE'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: September 16, 2024

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, November 5, 2024

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

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2024 SEP 19 AM 8:50

KH

C&M No. 44-19-2956/ 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 March 30, 2004 and recorded under Clerk's File No. 2004037858, in the real property records of FORT BEND County Texas, with Brandi Cope, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Home USA Mortgage, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Brandi Cope, an unmarried woman securing payment of the indebtedness in the original principal amount of \$101,000.00 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 Brandi Cope. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT NINETEEN (19), IN BLOCK TWO (2), OF TARA, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 2, OF THE MAP RECORDS OF FORT BEND, TEXAS.

SALE INFORMATION**Date of Sale: 11/05/2024****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 Mortgagee, the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTION TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 Daughtry, 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 September 16, 2024.

/s/ Sarah A. Trad SBOJ 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. 44-19-2956

2802 Shotwell Ct, Missouri City, TX 77459

22-009565

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: 11/05/2024

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 January 23, 2007 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2007013378 with Larry M. Culbreath and Claudia Y. Culbreath (grantor(s)) and Wachovia Bank, National Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Larry M. Culbreath and Claudia Y. Culbreath, securing the payment of the indebtedness in the original amount of \$133,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT THIRTY-SIX (36), IN BLOCK FIVE (5), OF VICKSBURG, THE VILLAGE OF CUMBERLAND, A SUBDIVISION IN FORT BEND COUNTY, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 644/B, OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS.

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

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 whose address is 1 Mauchly, Irvine, CA 92618, 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.

September 18, 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

September 19, 2024

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie
Murphy, Wayne Daughtrey, Steve Leva, Nicole
Durrett 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 CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: SEPTEMBER 13, 2024

NOTE: Note described as follows:

| | |
|---------------------------------------|--|
| Date: | OCTOBER 1, 2019 |
| Maker: | ESPERANZA BECERRA and LUIS FERNANDO CASTRO |
| Payee: | NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original lender. |
| Original Principal Amount: | \$400,000.00 |

DEED OF TRUST: Deed of Trust described as follows:

| | |
|---------------------|---|
| Date: | OCTOBER 1, 2019 |
| Grantor: | ESPERANZA BECERRA and LUIS FERNANDO CASTRO, WIFE AND HUSBAND |
| Trustee: | BLACK, MANN AND GRAHAM, LLP |
| Beneficiary: | NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original beneficiary. |
| Recorded: | Instrument No. 2020043996, Real Property Records of FORT BEND COUNTY, TEXAS. |

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

BORROWER: ESPERANZA BECERRA and LUIS FERNANDO CASTRO

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: 6330 Grand Butte Ct., Katy, Texas 77494)

SUBSTITUTE TRUSTEE: CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORNBUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, 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:

November 5, 2024, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

| | |
|--------------|---|
| Date: | OCTOBER 1, 2019 |
| Grantor: | ESPERANZA BECERRA and LUIS FERNANDO CASTRO, WIFE AND HUSBAND |
| Trustee: | BLACK, MANN AND GRAHAM, LLP |
| Beneficiary: | NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, successor to the original beneficiary. |
| Recorded: | Instrument No. 2020043996, 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: 6330 Grand Butte Ct., Katy, Texas 77494)

SUBSTITUTE TRUSTEE: CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY,

AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON. AUSTIN DUBOIS. NICK FRAME. CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, STEVE LEVA, NICOLE DURRETT, DAVID GARVIN

Substitute Trustee's Mailing Address:

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

Each Substitute Trustee is appointed **effective as of September 13, 2024**, 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
NEWREZ, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

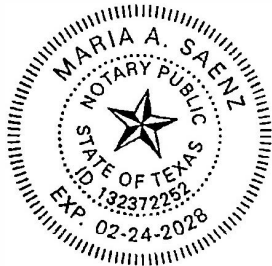
THE STATE OF TEXAS

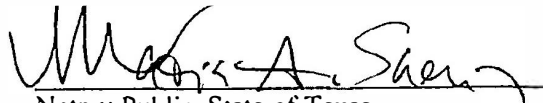
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COUNTY OF DALLAS

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 September 13, 2024




Notary Public, State of Texas

Notice of Sale executed by:



Name: SANDY DASIGENIS

Substitute Trustee

EXHIBIT A

Lot Seventy-seven (77), in Block One (1), of GRAND LAKES CROSSING, an addition Fort Bend County, Texas, according to the map or plat thereof recorded in Plat no. 201600195 of the Plat Records of Fort Bend County, Texas.

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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: 11/05/2024

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: 5617 ARTHINGTON AVENUE, HOUSTON, TX 77053-3103

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 06/16/2005 and recorded 06/21/2005 in Document 2005072536, real property records of Fort Bend County, Texas, with **EDWIN BONILLA AN UNMARRIED PERSON** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Wells Fargo Bank, National Association, as Trustee for **ABFC 2005-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2005-OPT1** 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 **EDWIN BONILLA AN UNMARRIED PERSON**, securing the payment of the indebtedness in the original principal amount of **\$64,000.00**, 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, as Trustee for ABFC 2005-OPT1 Trust, ABFC Asset-Backed Certificates, Series 2005-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-01206-TX
24-000832-673

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 SIX (6), IN BLOCK TWENTY-TWO (22), OF MAYFAIR PARK, A SUBDIVISION IN FORT BEND COUNTY, TEXAS AND HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 313, PAGE 529, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND IN VOLUME 42, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (SUBJECT PROPERTY LIES WHOLLY WITH 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.: 2024-01206-TX
24-000832-673

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: September 13, 2024



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 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: 09/10/2003
Grantor(s): JOHN L HELZER, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND
ASSIGNS
Original Principal: \$76,840.00
Recording Information: Instrument 2003140292
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 1120 MAHLMANN STREET, ROSENBERG, TX 77471-3906

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-1
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2024 ✓
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.

2024-11-25 PM 9:52

11/25/24
9:52 PM
pmb

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 8, IN BLOCK 1, OF ANNEX NO. 2, TOBOLA SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 27 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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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

5965-1063

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

15923 DARTON STREET, HOUSTON, TEXAS 77053

LEGAL DESCRIPTION

LOT SIX (6) IN BLOCK FOUR (4) OF REPLAT OF RIDGEGATE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 4 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
FORT BEND COUNTY

RECORDED ON
JANUARY 23, 2009

UNDER DOCUMENT#
2009007279

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

THE FORT BEND COUNTY FAIRGROUNDS-BUILDING C,
4310 HIGHWAY 36 SOUTH ROSENBERG, TX 77471

DATE

NOVEMBER 5, 2024

TIME

1:00 PM - 4:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by DELORES ANN SPEARMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$136,800.00, 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 the current mortgage servicer. A servicing agreement between the mortgagor, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

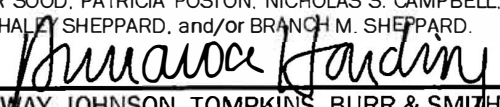
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, NICOLE DURRETT, AMAR SOOD, PATRICIA POSTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD MCCUTCHEON, HALLEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Richard McCutcheon


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court

POSTED _____

NAME _____ TRUSTEE

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2024-11-26 9:53

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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: November 5, 2024 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.

EXECUTED as of September 25, 2024.



Aaron J. Espinoza

Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., Suite 2800
Houston, Texas 77002
Reference: 2024-02775



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

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.JA" 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;

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 SUBSTITUTE TRUSTEE SALE

| | |
|--|--|
| Deed of Trust Date: 11/6/2001 | Grantor(s)/Mortgagor(s): LYLINDER GBADAMOSI, A MARRIED WOMAN AND ADEYEMI IGBALAJOBI |
| Original Beneficiary/Mortgagee: WORLD SAVINGS BANK, FSB | Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A. |
| Recorded in: Volume: N/A Page: N/A Instrument No: 2001107280 | 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: 11/5/2024 | 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 FIVE (5), IN BLOCK B-4, OF WESTPARK LAKES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 858/A AND 858/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 9/25/2024



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

Dated: September 26, 2024

SANDY DASIGENIS

Printed Name:



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

2024 SEP 25 PM 9:53

Handwritten initials and signature

MH File Number: TX-24-104379-POS
Loan Type: Conventional Residential

TS No.: 2023-00396-TX
18-001176-673

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Rm
2023.11.05 11:55

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: 11/05/2024 ✓

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: 15 Bees Creek Court, Missouri City, TX 77459

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/28/2004 and recorded 07/30/2004 in Document 2004093292, real property records of Fort Bend County, Texas, with **Bert Emanuel and Teri Emanuel, husband and wife** grantor(s) and INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Bert Emanuel and Teri Emanuel, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$582,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2004-AR9, MORTGAGE PASS-THROUGH CERTIFICATES Series 2004-AR9** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2023-00396-TX
18-001176-673

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 SEVEN (7), IN BLOCK ONE (1) OF SIENNA ACREAGE ESTATES PHASE ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2356/B, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

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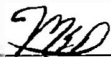
TS No.: 2023-00396-TX
18-001176-673

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: 09/24/2024



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.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 AVI 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.

2024.11.26 11:55

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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: 11/05/2024

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: 211 KIRK WOOD COURT, 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 07/12/2002 and recorded 07/19/2002 in Document 2002076802, real property records of Fort Bend County, Texas, with **Linda Hawk, an unmarried woman** grantor(s) and BNC MORTGAGE, INC., A DELAWARE 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 **Linda Hawk, an unmarried woman**, securing the payment of the indebtedness in the original principal amount of **\$400,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon, f/k/a, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC7** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2023-01174-TX
19-000940-673

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Notice of [Substitute] Trustee Sale

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

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

LOT 3, BLOCK 2, OF SUGAR CREEK, SECTION TWENTY, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 37, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

TS No.: 2023-01174-TX
19-000940-673

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Notice of [Substitute] Trustee Sale

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

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

Date: 09/25/2024



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 AV 1 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.

2024 OCT 26 11:09:55

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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: 11/05/2024

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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IS 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**

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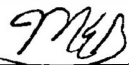
TS No.: 2024-00843-TX
24-000536-673

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: 09/25/2024



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, 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.

2024 JUN 26 PM 9:56

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: 11/05/2024

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: 17735 BARTON POINT LN, RICHMOND, TX 77469

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/31/2005 and recorded 02/15/2005 in Document 2005018105, real property records of Fort Bend County, Texas, with Leighton Allen a/k/a Leighton E. Allen, an unmarried man grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR ARGENT MORTGAGE LOAN TRUST 2005-W1, ASSET-BACKED NOTES, SERIES 2005-W1 as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by Leighton Allen a/k/a Leighton E. Allen, an unmarried man, securing the payment of the indebtedness in the original principal amount of \$127,955.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR ARGENT MORTGAGE LOAN TRUST 2005-W1, ASSET-BACKED NOTES, SERIES 2005-W1 is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

Lot 27, Block 1, MISSION OAKS SECTION ONE, according to the map or plat thereof recorded as Plat File No.20040021, Official Records of Fort Bend County, Texas.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0023, 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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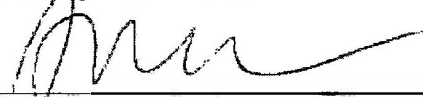
TS No.: 2024-00909-TX
19-000712-673

Notice of [Substitute] Trustee Sale

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

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

Date: September 25, 2024



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.mvzmlaw.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 AVI 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.

2024 OCT 26 PM 9:56

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: 11/05/2024

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: 3931 East Teal Estates 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 01/26/2007 and recorded 01/31/2007 in Document 2007012928, real property records of Fort Bend County, Texas, with **Juanita Guillory, a married woman & John Guillory, signing pro forma to Perfect Lien only** grantor(s) and GE MONEY BANK, A FEDERAL SAVINGS BANK as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Juanita Guillory, a married woman & John Guillory, signing pro forma to Perfect Lien only**, securing the payment of the indebtedness in the original principal amount of \$179,195.00, 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 THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE6** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

LOT FIFTEEN (15), IN BLOCK THREE (3), OF ESTATES OF TEAL RUN, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2327/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506


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Notice of [Substitute] Trustee Sale

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

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

Date: 9/25/24



Kenneth Lavine – 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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FILED

2024 OCT -2 PM 9:09

Notice of Substitute Trustee Sale

OFFICE OF THE COUNTY CLERK
FORT BEND COUNTY, TEXAS

T.S. #: 24-11911

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** 11/5/2024
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 Forty-Five (45), in Block one (1), of Ridgement Se. 8, A Subdivision of Fort Bend County, Texas, according to the map or plat thereof recorded at Plat Number 20040164 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 1/27/2006 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2006013205, recorded on 2/2/2006, of the Real Property Records of Fort Bend County, Texas.

Property Address: 16243 BANTAM RIDGE COURT HOUSTON Texas 77053

| | | | |
|--------------------|----------------------|------------------------------|--|
| Trustor(s): | JURAE JOHNSON | Original Beneficiary: | Mortgage Electronic Registration Systems, Inc., as Nominee for Classic Home Lending, Inc., its successors and assigns |
|--------------------|----------------------|------------------------------|--|

| | | | |
|-----------------------------|---|-----------------------|---|
| Current Beneficiary: | Franklin Credit Management Corporation | Loan Servicer: | Franklin Credit Management Corporation |
|-----------------------------|---|-----------------------|---|

| | |
|--------------------------------------|---|
| Current Substituted Trustees: | Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Rick Snoke, 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.

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

T.S. #: 24-11911

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 JURAE JOHNSON, A SINGLE PERSON. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$28,600.00, executed by JURAE JOHNSON, A SINGLE PERSON, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Nominee for Classic Home Lending, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JURAE JOHNSON, A SINGLE PERSON to JURAE JOHNSON. Franklin Credit Management Corporation 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:

Franklin Credit Management Corporation
101 Hudson Street, 24th Floor,
Jersey City, New Jersey 07302
201-604-1800

Dated: 10 - 2 - 24

Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Rick Snoke, 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

T.S. #: 24-11911

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILE 22
2024-05-10 10:00 46

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

COUNTY CLERK
FORT BEND COUNTY TEXAS

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 11, 2019 and recorded under Clerk's File No. 2019013663, in the real property records of FORT BEND County Texas, with Kenny K Yang and spouse, Hwee Young Lee as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Independent Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kenny K Yang and spouse, Hwee Young Lee securing payment of the indebtedness in the original principal amount of \$375,000.00 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 Kenny K Yang. Newrez LLC d/b/a Shellpoint Mortgage Servicing 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT 5, BLOCK 4, OF FIRETHORNE, SEC. 23, A SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120210, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

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 September 30, 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. 44-24-02532

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FILED
2024 OCT -5 PM 10:00 LG

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Date of Sale: November 5, 2024 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

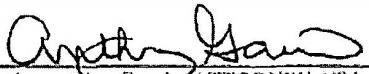
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FORT BEND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, 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, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-003695


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

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FILED
2024 OCT - 5 11:03 AM
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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 5th day of November, 2024 ✓
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, or at the area most recently designated by the Fort Bend County Commissioners.

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

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, LLC
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, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

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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: 1/10/2022 | Grantor(s)/Mortgagor(s): RUTH SONGUE SAAH, A MARRIED PERSON SIGNING PRO FORMA ONLY |
| Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: loanDepot.com, LLC |
| Recorded in: Volume: N/A Page: N/A Instrument No: 2022006713 | Property County: FORT BEND |
| Mortgage Servicer: loanDepot.com, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 6531 Irvine Center Drive, Irvine, CA 92618 |
| Date of Sale: 11/5/2024 | 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 TWENTY-ONE (21), IN BLOCK ELEVEN (11), OF PECAN GROVE PLANTATION, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 31, 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(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 10/2/2024

Dated: October 3, 2024



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

SANDY DASIGENIS

Printed Name:



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

OFFICE OF THE CLERK
FORT BEND COUNTY, TEXAS
10/3/2024
10/3/2024

MH File Number: TX-24-104368-POS
Loan Type: Conventional Residential

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FILED

2007-10-11

CLERK OF COUNTY CLERK
FORT BEND COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 24-10448

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 11/5/2024
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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Instrument to be Foreclosed -- The instrument to be foreclosed is the Deed of Trust is dated 10/19/2007 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2007137675, recorded on 11/6/2007, of the Real Property Records of Fort Bend County, Texas.
Property Address: 16406 HIGHWAY 36 NEEDVILLE TX 77461

| | | | |
|-------------------------------------|--|--------------------------|---|
| Trustor(s): | JOEL DELGADO AND HERMELINDA DELGADO | Original Beneficiary: | Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for CORNERSTONE MORTGAGE COMPANY, its successors and assigns |
| Current Beneficiary: | U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for LB- Igloo Series IV Trust | Loan Servicer: | SN Servicing Corporation |
| 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, 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. #: 24-10448

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 JOEL DELGADO AND HERMELINDA DELGADO HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$114,000.00, executed by JOEL DELGADO AND HERMELINDA DELGADO HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for CORNERSTONE MORTGAGE COMPANY, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOEL DELGADO AND HERMELINDA DELGADO HUSBAND AND WIFE to JOEL DELGADO AND HERMELINDA DELGADO . U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for LB-Igloo Series IV 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:

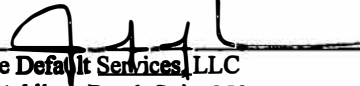
U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for LB-Igloo Series IV Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

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T.S. #: 24-10448

Dated: 10-8-24

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


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

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

T.S. #: 24-10448

EXHIBIT "A"

Situate, lying and being in the County of Fort Bend, State of Texas, described as follows:

Being a tract or parcel containing 2.000 acres of land situated in the H. & T.C. Railroad Company Survey Section 48, Abstract Number 482, Fort Bend County, Texas, being that same called 2.00 acre tract of record under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 9504539, said 2.000 acre tract being more particularly described as follows with all bearings referenced to said 2.00 acre tract:

Beginning at an iron pipe found for the common most northerly corner to said 2.00 acre tract, the herein described tract, the most easterly corner to that certain called 3/4 acre tract of record in Volume 420, Page 365 of the Fort Bend County Deed Records (F.B.C.D.R.), Fort Bend County, Texas, if the southerly right-of-way line of State Highway 36 (100 feet wide);

Thence, South 45°01'29" East, along said southerly right-of-way line, 40.00 feet to an iron pipe found for an easterly corner to said 2.00 acre tract, the herein described tract and the most northerly corner to that certain called 2.248 acre tract of record under F.B.C.C.F. No. 9576649;

Thence, South 45°00'00" West, 294.73 feet to an iron pipe found for an interior corner to said 2.00 acre tract, the herein described tract and the most westerly corner to said 2.248 acre tract;

Thence, South 45°11'00" East, 331.79 feet to an iron rod set for the common most easterly corner to said 2.00 acre tract, the most southerly corner to said 2.248 acre tract, in the ~~westerly~~ line of that certain 40 foot access, easement of record under F.B.C.C.F. No. 9849023, out of the remainder of that certain called 88.132 acre tract of record under F.B.C.C.F. No. 9507640;

Thence, South 45°22'00" West, along said westerly line, 202.97 feet to an iron rod set for the common most southerly corner to said 2.00 acre tract, the herein described tract and the most easterly corner to that certain called 25.0 acre tract (Tract-1) of record under F.B. C.C.F. No. 2004142682;

Thence, North 45°11'00" West, along the northerly line of said 25.0 acre tract, 370.49 feet to an iron rod set for the common most westerly corner to said 2.00 acre tract, the herein described tract and the most southerly corner to that certain called 1/4 acre tract of record in Volume 541, Page 677, F.B.C.D.R.;

Thence, North 45°00'00" East, at 248.90 feet passing the common most easterly corner, to said 1/4 acre tract and the most southerly corner to said 3/4 acre tract, 497.80 feet to the Point Of Beginning and containing 2.000 acres of land.

Excepting a certain parcel of land described as follows:

Being a 0.046 acre (2,005 square foot) parcel of land, located in Fort Bend County, Texas, situated in the Carl Radke Survey, Abstract No. 482 (originally H. & T.C. Railroad Co. Survey, Section 48), and being out of that certain tract called 2.00 acres conveyed to Rebecca Ann Conley, in the deed dated January 20, 1995 and recorded in File No. 9504539, Official Public Records of Fort Bend County, Texas, said 0.046 acre parcel of land being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found for an interior corner of said 2.00 acre tract, being the west corner of that certain tract called 2.248 acres conveyed to Timothy J. and Constance F. Neelon, described in File No. 9576649, Official Public Records of Fort Bend County, Texas; thence as follows:

North 41°57'26" East, along the line common to said 2.00 acre tract and said 2.248 acre tract, a distance of 244.08 feet to a 5/8-inch iron rod with a TxDOT disk set at the intersection with the proposed southwesterly right-of-way line of State Highway No. 36 for the south corner and POINT OF BEGINNING (X= 2,986,980.83, Y= 13,697,749.06) of the herein described parcel;

T.S. #: 24-10448

- 1.) **THENCE, North 48°11'10" West, along the proposed southwesterly right-of-way line of said State Highway No. 36, a distance of 40.12 feet to a 5/8-inch iron rod with a TxDOT disk set for the west corner of the herein described parcel;**
- 2.) **THENCE, North 41°59'50" East, along the line common to said 2.00 acre tract and that certain tract called 0.75 acre conveyed to Don Raymond and Mary Alice Dannhaus, described in Volume 541, Page 677 of the Deed Records of Fort Bend County, Texas, a distance of 50.00 feet to a 3/4-inch iron pipe found for the north corner of said 2.00 acre tract and the herein described parcel;**
- 3.) **THENCE, South 48°11'10" East, along the existing southwesterly right-of-way line of said State Highway No. 36 (100 foot wide) per Volume 132, Page 312, of the Deed Records of Fort Bend County, Texas, and the northeasterly line of said called 2.00 acre tract, a distance of 40.09 feet to a 3/4-inch iron pipe found for the east corner of said 2.00 acre tract and the herein described parcel;**
- 4.) **THENCE, South 41°57'26" West, along the line common to said 2.00 acre tract and said 2.248 acre tract, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.046 acres (2,005 square feet) of land (All bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83. All coordinates and distances are surface and may be converted to grid by dividing by a combined scale factor of 1.00013).**

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.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The following capitalized terms, as used in this document, shall have the meanings as set forth below:

Borrower: Eric Lowry

Lender: Resource One Credit Union

Note: "Promissory Note" dated February 14, 2023 executed by Borrower, Eric Lowry and delivered to Resource One Credit Union as Payee, in the original principal amount of \$805,600.00.

Deed of Trust: Deed of Trust dated February 14, 2023, executed by Eric Lowry, as grantor, granting Resource One Credit Union a security interest in certain real property to secure repayment of the Note and which instrument is recorded as Document number 2023014155 of the Official Public Records of Fort Bend County, Texas (the "Deed of Trust").

Property: All of the property described in **Exhibit A** attached hereto and incorporated fully herein by reference, together with all improvements thereon, all personal property related thereto and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining.

Original Trustee: Mary Beth Spuck

Substitute Trustee: Russell Devenport, Sarah Carmichael and/or Patrick McCarthy, any of them to act.

***Address of
Substitute Trustee:*** 777 Main Street
 Suite 2700
 Fort Worth, Texas 76102

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✓
Sale Date: November 5, 2024, which is the first Tuesday of said month.

Earliest Time For Sale: 12:00 o'clock noon on the Sale Date with the sale to take place between 10:00 am and 4:00 pm; the earliest time at which the Foreclosure Sale for this property will begin is 12:00 noon and not later than three hours thereafter.

County: Fort Bend County, Texas.

Designated Sale Area: Fort Bend County Fairgrounds - Building C
4310 Highway 36 South
Rosenberg, TX 77471

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.

B. Resource One Credit Union ("Lender") is the legal owner and holder of the indebtedness evidenced by the Note and secured by the Deed of Trust.

C. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

D. By written instrument entitled "Appointment of Additional Substitute Trustee," which was recorded as Clerk's Instrument Number 2024044080 of the Real Property Records of Fort Bend County, Texas, Lender appointed the Substitute Trustee to assume the powers of and to act in the place and stead of Original Trustee under the Deed of Trust, the appointment being in the manner authorized by the Deed of Trust. Lender also requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that the undersigned, as the Substitute Trustee under the Deed of Trust, will sell the property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than three (3) hours after that time.

NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHSER.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the public sale. Any such further conditions shall be announced before bidding is opened for the sale.

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 Lender, the Borrower, the Lender's attorney or the Substitute Trustee.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the public sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the currently scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. Any such reposting or refiling may be after the Sale Date set forth herein.

Notice is further given, that except to the extent that the Substitute Trustee may bind and obligate Lender to warrant title to the Property under the Deed of Trust, pursuant to § 51.009 of the Texas Property Code, the Property will be sold in an "as is" and "where is" condition. Conveyance of the Property will be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable governmental records to determine the nature and extent of any title issues, liens, encumbrances or property taxes related to the Property and should independently satisfy themselves regarding the nature of the Property and its physical condition prior to the sale.

The name and address of the sender of this Notice of Substitute Trustee's Sale is:

Russell Devenport
777 Main Street
Suite 2700
Fort Worth, Texas 76102

The real property components and the personal property components of the Property will be sold together at the non-judicial foreclosure sale described above, as permitted by Section 9.604 of the Texas Business and Commerce Code, as amended.

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EXHIBIT A

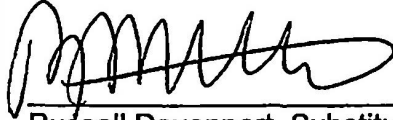
LOT TEN (10), IN BLOCK ONE (1), OF LAKE OF BELLA TERRA, SECTION ELEVEN (11), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20130237, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

which currently has the address of

23502 Bellina Drive
Richmond, Texas 77406
["Property Address"]

EXECUTED on October 9, 2024.

SUBSTITUTE TRUSTEE

A handwritten signature in black ink, appearing to read 'Russell Devenport', written over a horizontal line.

Russell Devenport, Substitute Trustee

2024 OCT 10 AM 10:02

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 21, 2008 and recorded under Clerk's File No. 2008049987, in the real property records of FORT BEND County Texas, with Olabisi Adenekan, an unmarried woman as Grantor(s) and Bank of America, N.A. as Original Mortgagee.

Deed of Trust executed by Olabisi Adenekan, an unmarried woman securing payment of the indebtedness in the original principal amount of \$112,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Olabisi Adenekan by Olaide M. Ajitotutu, her attorney-in-fact. Metropolitan Life Insurance Company 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT SEVEN (7), BLOCK SIX (6), OF PROVIDENCE, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN VOLUME 28, PAGE 13, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, 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 10/04/2024.

/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. 44-24-02562

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 7, 2024

NOTE: Note described as follows:

Date: JULY 5, 2019
Maker: JOAN H. DOUGLAS
Payee: COMERICA BANK
Original Principal Amount: \$187,100.00

DEED OF TRUST: Deed of Trust described as follows:

Date: JULY 5, 2019
Grantor: JOAN H. DOUGLAS
Trustee: COREY R. BAILEY
Beneficiary: COMERICA BANK
Recorded: DOCUMENT NO. 2019076589, Real Property Records, FORT BEND County, Texas

LENDER: COMERICA BANK

BORROWER: JOAN H. DOUGLAS

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN FORT BEND COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights

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

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURANT, DAVID GARVIN

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

NOVEMBER 5, 2024, 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, County Courthouse 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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JULY 5, 2019
 Grantor: JOAN H. DOUGLAS
 Trustee: COREY R. BAILEY
 Beneficiary: COMERICA BANK
 Recorded: DOCUMENT NO. 2019076589, Real Property Records, FORT BEND County, Texas

PROPERTY: The property described as follows:

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

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, STEVE LEVA, NICOLE DURANT, DAVID GARVIN

Substitute Trustee's Mailing Address:
 c/o 3333 Lee Parkway, 8th Floor
 Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of OCTOBER 7, 2024**, 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: Michael P. Menton, Attorney for
 COMERICA BANK

Notice of Sale executed by:

Sandy Dasigenis

Name: Sandy Dasigenis

Substitute Trustee

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EXHIBIT A

BEING LOT FOURTEEN (14), IN BLOCK FOUR (4), OF ALIANA, SECTION 10, AN ADDITION AN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070273 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

P:\crd\COMERICA BANK\DOUGLAS, JOAN H. 24-0630\NOVEMBER 2024\NOTICE OF FORECLOSURE.doc

FILED *pub*

2024 OCT 10 AM 10:03

NOTICE OF DEFAULT AND FORECLOSURE SALE

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WHEREAS on July 15, 2009 a certain Fixed Rate Deed of Trust (Texas Home Equity Conversion) ("Deed of Trust") was executed by WAYNE MOSS AND RITA MOSS, HUSBAND AND WIFE, as mortgagors to BROWN, FOWLER, & ALSUP PC, as Trustee, for the benefit of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. and was recorded on August 3, 2009 in the Official Public Records of Real Property of FORT BEND County Texas under Document No. Document No. 2009080217; and

WHEREAS the Deed of Trust was insured by the United States Secretary of Housing and Urban Development ("the Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 7, 2015, recorded in the Official Public Records of Real Property of FORT BEND County Texas under Document No. 2015122759; and

WHEREAS a default has been made in the covenants and conditions of the Deed of Trust in that a Borrower is deceased and the Property is not the residence of at least one surviving borrower; and

WHEREAS the entire amount delinquent as of August 22, 2024 is \$ 284,465.82; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW THEREFORE, pursuant to powers vested in me by the Single-Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner dated July 13, 2022 and recorded on October 8, 2024 under Ft. Bend County Clerk's File No. 2024098423, Real Property Records, on **November 5, 2024**, between the hours of 1:00 PM and 4:00 PM Central Standard Time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 8, IN BLOCK 2, OF CINCO RANCH F.M. 1093 TRACT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2087/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Commonly known as 21106 SOMERSET PARK LN, KATY, TX 77450

The sale will be held between the hours of 1:00 PM and 4:00 PM 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 this Notice of Default and Foreclosure Sale was posted.

The earliest time the sale will occur is 1:00 PM Central Standard Time.

The Secretary of Housing and Urban Development will bid \$123,593.87.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$12,359.38 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$12,359.38 must be presented before the bidding is closed.

The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$284,465.82 as of August 22, 2024 plus per diem interest from and after such date until paid in full, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: October 3, 2024

Foreclosure Commissioner



Carolyn A. Taylor
Hughes, Watters & Askanase, LLP
1201 Louisiana Street, 28th Floor
Houston, Texas 77002
(713) 590-4200
(713) 590-4230

2024 OCT 10 AM 10:07 31

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 SEVEN (7) IN BLOCK EIGHT (8) OF COLONY BEND, SECTION THREE (3) AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 18 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

COMMONLY KNOWN AS: 2922 FIELD LINE DR, SUGAR LAND, TX 77479-1202

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/31/2014 and recorded in Document 2014084421 real property records of Fort Bend County, Texas.

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

Date: 11/05/2024

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 JOE LEON DORSEY, JR. AND BETTY JEAN DORSEY, provides that it secures the payment of the indebtedness in the original principal amount of \$412,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. 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 REVERSE MORTGAGE SOLUTIONS, INC. c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 268th District Court of Fort Bend County on 04/01/2024 under Cause No. 22-DCV-296129. 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.

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.

Date: October 10, 2024

Substitute Trustee: Christina Stone
5212 Linden Street
Bellaire, Texas 77401
713-666-7501

Mortgagee: Sandra M. Mitro

Note: Date: March 28, 2022
Original Amount: \$581,400.00
Maker(s): David Soliman
Payee: Sandra M. Mitro

Deed of Trust: Date: March 28, 2022
Grantor: David Soliman
Trustee: Christina Stone
Mortgagee: Sandra M. Mitro

Recording Information: County Clerk's Instrument Number 2022044071, Official Public Records of Fort Bend County, Texas

Property: Lot Twenty-Six (26), Block Two (2) of Sienna Plantation, Section 12, an Addition in Fort Bend County, Texas, according to the map or plat thereof, recorded in/under Plat No. 20150329 of the Map/Plat Records of Fort Bend County, Texas, and commonly known as 10310 Deerpark Drive, Missouri City, Texas 77459

County: Fort Bend County, Texas

Date of Sale: November 5, 2024

Time of Sale: 1:00 p.m. and not later than three (3) hours thereafter

Place of Sale: Fort Bend County Fairgrounds, Building C, 4310 Highway 36 South, Rosenberg, Texas 77471

2024 OCT 10 PM 1:28
C.C.

Terms of Sale: Public auction to highest bidder for cash. The Property will be sold as is without any expressed or implied warranty, except as to warranties of title, and will be acquired by the purchaser at its own risk. The Trustee reserved the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding.

Christina Stone is the Trustee under the Deed of Trust

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note as a result of defaults under the Note and the Deed of Trust by Maker.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS WHERE IS WITH ALL FAULTS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Mortgagee directs Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the State of Texas.

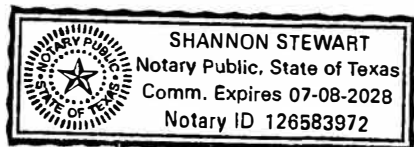
My name is Christina Stone, and my address is 5212 Linden St, Bellaire Texas 77401. I declare under penalty of perjury that I filed at the office of the Fort Bend County Clerk and caused to be posted at the Fort Bend County Courthouse this Notice of Sale.

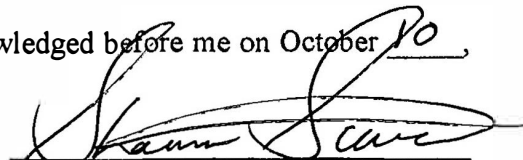


Christina Stone, Trustee
Stone & Stone, LLC
5212 Linden Street
Bellaire, Texas 77401
713-666-7501
stone_christina@hotmail.com
Date: October 10, 2024

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing Notice of Trustee's Sale was acknowledged before me on October 10, 2024 by Christina Stone, Trustee.




Notary Public in and for the
State of Texas

NOTICE OF TRUSTEE'S SALE

Date: September 12, 2024

Lien for Unpaid Assessments

Owner(s): **ARNOLD MARTINEZ AND ANAELY REYES**

Property: LOT THIRTY-ONE (31), OF BLOCK TWO (2), IN SEABOURNE MEADOWS, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050019 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **1031 SANTA FE COURT, ROSENBERG, TEXAS 77471**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Seabourne Meadows Subdivision, filed and recorded on January 28, 2005 under Fort Bend County Clerk's File Number 2005011599, in the Official Public Records of Real Property of Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), SEABOURNE MEADOWS HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorneys fees, and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, 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, **November 5, 2024**.

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.

ARNOLD MARTINEZ AND ANAELY REYES, 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 Seabourne Meadows Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

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Date: September 12, 2024

Lien for Unpaid Assessments

2024 OCT 11 AM 8:32

Owner(s): **ARNOLD MARTINEZ AND ANAELY REYES**

Property: LOT THIRTY-ONE (31), OF BLOCK TWO (2), IN SEABOURNE MEADOWS, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050019 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **1031 SANTA FE COURT, ROSENBERG, TEXAS 77471**, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Seabourne Meadows Subdivision, filed and recorded on January 28, 2005 under Fort Bend County Clerk's File Number 2005011599, in the Official Public Records of Real Property of Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), SEABOURNE MEADOWS HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorneys fees, and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, 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, **November 5, 2024.** ✓

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.

ARNOLD MARTINEZ AND ANAELY REYES, 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 Seabourne Meadows Homeowners Association, Inc.

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NOTICE OF FORECLOSURE SALE

November 5, 2024

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

Dated: August 15, 2022
Grantor: Tidwell Tract, Ltd.
Trustee: Rhea Laws
Lender: RHL Lending Corp.

2024 OCT 11 AM 8:21
FILED
CLERK OF COURT
FORT BEND COUNTY, TEXAS

Recorded in Instrument No.: 2022110370 of the real property records of Fort Bend County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$210,653.00, executed by Tidwell Tract, Ltd. ("Borrower") and payable to the order of Lender.

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

All of that certain real property located in Fort Bend County, Texas, and being more fully described in Exhibit A, attached hereto and made a part hereof.

Foreclosure Sale:

✓ Date: Tuesday, November 5, 2024
Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and no later than three hours thereafter.
Place: Fort Bend County Fairgrounds, 4310 Highway 36, South, Rosenberg, Texas 77471.
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that RHL Lending Corp's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Russell C. Jones

Substitute Trustee's Address: P.O. Box 19874, Sugar Land, TX, 77496

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, RHL Lending Corp., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

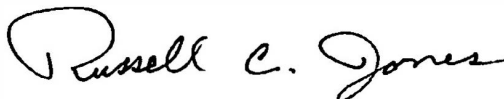
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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

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

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



RUSSELL C. JONES

Substitute Trustee

P.O. Box 19874

Sugar Land, TX 77496

Telephone (281) 242-8100

EXHIBIT A

TRACT I

A Field Note Description of a 1.7619 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. 396, 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, along said Southwest right-of-way line of Bryan Road, 599.04 feet to a point marking the Northwest corner and the **point of beginning** for this tract; said point bears North 67 deg. 47' 27" West, 591.02 feet from the East corner of the said Tidwell Tract, Ltd.

THENCE South 67 deg. 47 min. 27 sec. East, a distance of 239.98 feet for the Northeast corner of the said tract described herein;

THENCE South 22 deg. 12 min. 33 sec. West, a distance of 319.78 feet for the Southeast corner of the said tract described herein;

THENCE North 67 deg. 48 min. 19 sec. West, a distance of 239.98 feet for the Southwest corner of the said tract described herein;

THENCE North 22 deg. 12 min. 33 sec. East, a distance of 319.84 feet to the **place of beginning** and containing 1.7619 acres (76,749 SQ. FT) of land.

TRACT II

A Field Note Description of a 1.8655 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. 396, 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, along said Southwest right-of-way line of Bryan Road, 345.00 feet to a point marking the Northwest corner and the **point of beginning** for this tract; said point bears North 67 deg. 47' 27" West, 845.06 feet from the East corner of the said Tidwell Tract, Ltd.

THENCE South 67 deg. 47 min. 27 sec. East, a distance of 254.04 feet for the northeast corner of the said tract described herein;

THENCE South 22 deg. 12 min. 33 sec. West, a distance of 319.84 feet for the Southeast corner of the said tract described herein;

THENCE North 67 deg. 48 min. 19 sec. West, a distance of 254.04 feet for the Southwest corner of the said tract described herein;

THENCE North 22 deg. 12 min. 33 sec. East, a distance of 319.91 feet to the **place of beginning** and containing 1.8655 acres (81,261 SQ. FT) of land.

NOTICE OF TRUSTEE'S SALE

Date: October 10, 2024

Lien for Unpaid Assessments

Owner(s): **CRAIG LEROY MARTIN**

Property: LOT SEVEN (7), IN BLOCK EIGHTEEN (18), OF TOWNWEST, SECTION ONE (1), REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 1 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **10003 OLD TOWNE LANE, SUGAR LAND, TEXAS 77498**, (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Townwest, filed November 18, 1974 under County Clerk's File No. 74253986 in the Official Public Records of Fort Bend County, Texas, with any and all amendments and/or supplements thereto (the "Declaration"), TOWNWEST HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees, costs and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, 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, November 5, 2024.** ✓

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.

CRAIG LEROY MARTIN, 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 Townwest Homeowners Association, Inc.

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: November 5, 2024

NOTE: Promissory Note described as follows:
 Date: May 18, 2017
 Lender: RCF Commercial Services, LLC
 Borrower(s): Mario Alberto Flores and Mayra Flores
 Original Principal Amount: \$178,644.26

DEED OF TRUST: Deed of Trust, Security Agreement and Assignment of Rents and Leases described as follows:
 Date: May 18, 2017
 Grantor: Mario Alberto Flores and Mayra Flores
 Trustee: Tri Nguyen
 Beneficiary: RCF Commercial Services LLC
 Recorded: Doc#: 2017053934 in the real property records of Fort Bend County, Texas

LENDER: RCF Commercial Services, LLC

BORROWER: Mario Alberto Flores and Mayra Flores.

PROPERTY: The real property described in **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Onyinyechi Ibe
 1177 W Loop S
 Suite 1700
 Houston, Texas 77027

2024 OCT 11 AM 11:53
 FILED
 JML

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

November 5, 2024, the first Tuesday of the month, to commence between the hours of 10:00 a.m. and 4:00 p.m.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, TX 77471

NOTICE

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

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

RECITALS

Default has occurred in the payment of the Note and 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.

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

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, 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.

EXECUTED as of October 11, 2024.



Onyinyechi Ibe
Substitute Trustee, Attorney for RCF Commercial Services, LLC

After recording, please return original to:

Onyinyechi Ibe
1177 W Loop S
Suite 1700
Houston, Texas 77027

EXHIBIT A
LEGAL DESCRIPTION

Being 1.0 acre of James Hodge Survey, Abstract 193, Fort Bend County, Texas, and being a part of Land described in Deed from P. E. Schumann to Atanacio Martinez, recorded in Vol. 230, Page 23 of Deed Records of Fort Bend County, Texas, said tract being designated as Tract No. 33 on a map or plat prepared in August, 1966, and November 19, 1967, from surveys on ground by Henry Steinkamp, Registered Professional Engineer, whereby Atanacio Martinez partially divided lands in M. M. Battle League and James Hodge Survey; Fort Bend County, Texas, a copy of said map having been filed in County Clerk's Office of Fort Bend County and is incorporated in this Deed for descriptive purposes, said tract of land being described by metes and bounds as follows, to wit:

TRACT NO. 33:

Being a 1.0 Acre Tract of Land out of the Atanacio Martinez Tracts of Land in the James Hodge Survey, Abstract No. 193, and the M.M. Battle League, Abstract No. 9; tract of land being in the James Hodge Survey, Abstract No. 193, Fort Bend County, Texas.

For Connection Begin at the Northeast corner of the M. M. Battle League, Abstract. No. 9, Fort Bend County, Texas; THENCE, East, 553.04 feet to an iron pipe for the Northeast corner of and place of beginning for this 1.0 Acre Tract of Land;

THENCE, East, 251.52 feet along the centerline of a 20 foot road easement to a point for the Northeast corner;

THENCE, South 148.22 feet pass an iron pipe set in said North line of the 50 foot road easement, in all 173.22 feet to point for the Southeast corner of this Tract;

THENCE, West, 251.52 feet along the South line of this tract and the centerline of said 50 foot road easement to the Southwest corner of this Tract;

THENCE, North, at 25 feet pass an iron pipe in all 178.22 feet to the place of beginning and containing 1.0 Acre of Land.

37



CHRISTIANATTAR

James W. Christian
jchristian@christianattarlaw.com

October 11, 2024

Mario Alberto Flores
15306 W. Bellfort St.
Sugar Land, Texas 77498

Via First-Class Mail and CMRRR: 9589 0710 5270 2178 1368 61
Via FedEx: 779188907860
Via Email: Sonidoflores@yahoo.com

Mayra Flores
15306 W. Bellfort St.
Sugar Land, Texas 77498

Via First-Class Mail and CMRRR: 9589 0710 5270 2178 1368 78
Via FedEx: 779189001305
Via Email: Sonidoflores@yahoo.com

Re: Notice of Substitute Trustee's Sale; Loan ("Loan") evidenced by the Promissory Note dated May 18, 2017 (the "Note") in the principal amount of \$178,644.28 executed by Mario Alberto Flores and Mayra Flores, husband and wife ("Borrowers") and payable to the order of RCF Commercial Services, LLC ("Lender"), secured by a Deed of Trust ("Deed of Trust") and Security Agreement dated May 18, 2017, from Borrowers to Tri Nguyen, Trustee, covering the real property described in the Note ("Property").

Dear Borrowers:

As you know, this firm represents Lender, the current owner and holder of the Note, in connection with the Loan. In this firm's letter dated November 6, 2023, Borrowers were informed of the default under the terms of the Note and the Deed of Trust due to Borrowers' failure to pay the Note in full at maturity. Borrowers have not fully cured the default under the Note and the Deed of Trust as demanded in that letter.

Demand is now made on Borrowers and all persons obligated on the Note for performance in full of all obligations under the Loan, including but not limited to immediate payment of the outstanding principal of the Note, plus all accrued unpaid interest and other costs and expenses associated with Lender's enforcement of its rights and remedies under the Note, the Deed of Trust, and the other loan documents.



www.christianattarlaw.com

1177 W Loop S, Suite 1700 | Houston, Texas 77027 | Phone: 713.659.7617 | Fax: 713.659.7641

For information on the exact amounts due and to arrange for payment, please refer to the Notice of Acceleration sent September, 20 2024. Payment must be made by cashier's check or another form of payment acceptable to Lender.

We advise you that the Property will be posted for foreclosure according to the provisions of the Deed of Trust and all applicable laws. If the amounts owed are not paid, Lender will have the Property sold according to the provisions of the Deed of Trust and all applicable laws.

Enclosed is a copy of the Notice of Substitute Trustee's Sale specifying the time, place, and terms of the foreclosure sale. **If the foreclosure proceeds do not satisfy the entire indebtedness due under the Note, Lender may choose to seek a judgment against you for the resulting deficiency.**

This demand is being made under Texas Property Code section 51.002. Lender expressly reserves all of its rights and remedies relating to the Note, the Deed of Trust, and the other loan documents. Neither this letter nor any past, present, or future action or inaction by Lender has been intended or should be construed as (a) a waiver of, or an agreement to delay or refrain from exercising, any rights or remedies provided for by law or in the Note, the Deed of Trust, or the other loan documents, (b) a waiver of any present or future defaults under the Note, the Deed of Trust, or the other loan documents, (c) an election of remedies, (d) an agreement to engage in negotiating, or to obtain approval for, any proposal for the restructuring or extension of the Loan, or (e) an agreement with respect to any other matter not expressly addressed in this letter. This letter and any notices previously sent by Lender should not be construed as requiring Lender to give any notice not expressly required by the Note, the Deed of Trust, or the other loan documents or by applicable law.

Lender's claims and demands regarding this indebtedness, whenever made, whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and all these claims and demands are accordingly limited so that applicable laws are not violated.

One purpose of this letter is to collect debt, and any information obtained will be used for that purpose. This letter is not intended to advise you of your legal rights and obligations, and we recommend that you obtain counsel of your choice to protect your interests.

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



Your immediate attention to this matter is recommended.

Sincerely,

/s/ James W. Christian
James W. Christian

Enclosure

Notice of Substitute Trustee's Sale

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FILED
2024 OCT 14 PM 12:24

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.

TM

Matter No.: 125752-TX

Date: October 7, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: DAVID A. SANDERS AND WIFE MICHELE SANDERS

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

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH
MASTER PARTICIPATION TRUST II

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 5/29/2009, RECORDING INFORMATION: Recorded on 6/5/2009, as Instrument No.
2009056526

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT SIXTEEN (16), BLOCK ONE (1), CANYON
GATE AT WESTHEIMER LAKES, SECTION TWO (2) AN ADDITION IN FORT BEND COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060308, OF
THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/5/2024**, 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 LSRMF MH MASTER
PARTICIPATION TRUST II 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 LSRMF MH MASTER PARTICIPATION TRUST II
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234



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

FILED

34

2024 OCT 14 PM 10:24

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.: 124177-TX

Date: September 30, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: ERMA MARTIN-HART AND WILSON HART, JR., WIFE AND HUSBAND

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

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

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

DEED OF TRUST DATED 3/28/2008, RECORDING INFORMATION: Recorded on 5/2/2008, as Instrument No. 2008047078 and later modified by a loan modification agreement recorded as Instrument 2023042112 on 05/08/2023

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TEN (10), BLOCK THREE (3), OF GRAND LAKES, PHASE FOUR (4), SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 2531/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/5/2024**, the foreclosure sale will be conducted in **Fort Bend** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing



Matter No.: 124177-TX

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55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

90

TM

2024 OCT 14 11:15:24

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.: 123971-TX

Date: September 4, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: VIVIAN C. MENDOZA, AND RENATO S. MENDOZA

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR Bank of America, N.A., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR
VRMTG ASSET TRUST

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 10/1/2015, RECORDING INFORMATION: Recorded on 10/2/2015, as Instrument No.
2015112882

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FOUR (4), IN BLOCK TWO (2), OF DOVER,
SECTION ONE (1), A REPLAT OF KINGSBRIDGE, SECTION THREE (3) AN ADDITION IN FORT
BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME
26, PAGE 13 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/5/2024**, 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 US BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET 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:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234



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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

FILED

2024 OCT 14 AM 10:24 **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.: 111973-TX

Date: September 3, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: BENJAMIN IYAMU AND SPOUSE, GAYLA BELAY IYAMU

ORIGINAL MORTGAGEE: UNION PLANTERS BANK, NA

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR
RCAF ACQUISITION TRUST

MORTGAGE SERVICER: SELENE FINANCE

DEED OF TRUST DATED 9/22/1999, RECORDING INFORMATION: Recorded on 9/27/1999, as Instrument No.
1999084548

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT SIX (6) IN BLOCK TWO (2) OF AMENDING
PLAT OF GREEN VALLEY ESTATES SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY,
TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1569/A AND
1569/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/5/2024**, the foreclosure sale will be conducted in
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

Selene Finance is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST who
is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Selene Finance, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS
OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

c/o Selene Finance
Selene Finance LP
3501 Olympus Boulevard
5th Floor, Suite 500
Dallas, Texas 75019



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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, THOMAS GILBRAITH, KINNEY LESTER, MATTHEW HANSEN, EVAN PRESS, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, ANNA SEWART, DAVID BARRY, BYRON SEWART, PATRICIA POSTON, AUSTIN DUBOIS, LEVA, JOHN BURGER, MARTIN BELTRAN, JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, 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: Holly 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

22-01299

1803 SHADOW HAVEN COURT, FRESNO, TX 77545

2024 OCT 16 PM 10:25

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

Property:

The Property to be sold is described as follows:

Lot One (1), in Block Two (2), of Teal Run, Section Four (4), a Subdivision in Fort Bend County, Texas, according to the Map or Plat thereof Recorded under Slide No. 1553/B, of the Map and Plat Records of Fort Bend County, Texas.

Security Instrument:

Deed of Trust dated February 3, 2020 and recorded on February 7, 2020 at Instrument Number 2020014808 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

December 3, 2024, 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 SHOMMA TOLBERT secures the repayment of a Note dated February 3, 2020 in the amount of \$222,888.00. 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.



4826609

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 Xome
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).

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FILED
2024 OCT 14 PM 10:26

TM

NOTICE OF FORECLOSURE SALE

October 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: February 14, 2022

Grantor: Ruben Mendez

Trustee: Liang Gao

Lender: Good Bull 477, LLC

Recorded in: Instrument No. 2022021713 of the real property records of Fort Bend County, Texas

Legal Description: BEING A 10.100 ACRE TRACT SITUATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 237, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 482.734 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO GOOD BULL 477, LLC, RECORDED UNDER CLERK'S FILE NUMBER 2021195926 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), SAID 10.100 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THE ATTACHED EXHIBIT A.

Secures: Promissory Note ("Note") in the original principal amount of \$215,000.00, executed by Ruben Mendez ("Borrower") and payable to the order of Lender

Substitute Trustee: Jeff Leva, Sandy Dasigenis, Steve Leva, Nicole Durrett or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, November 5, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the

Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: Fort Bend County, Texas at the following location: Fort Bend County Fairgrounds – Building C, at 4310 Highway 36 South, Rosenberg, Texas 77471, or any other place designated for real property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Fort Bend County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Good Bull 477, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Good Bull 477, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Good Bull 477, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Good Bull 477, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If Good Bull 477, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

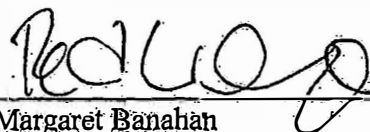
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Good Bull 477, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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



Margaret Banahan
Texas Bar No. 24078188
Veronica Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Almaguer Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Jeff Leva, Sandy Dasigenis, Steve Leva, Nicole Durrett or David Garvin
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

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EXHIBIT A



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

10.100 ACRES

TRACT 6

IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 237
FORT BEND COUNTY, TEXAS

BEING a 10.100 acre tract situated in the H. & T.C. R.R. CO. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 482.734 acre tract of land described in instrument to Good Bull 477, LLC, recorded under Clerk's File Number 2021195926 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a calculated corner in the apparent common line of said H. & T.C. R.R. CO. Survey, and the H. & T.C. R.R. CO. Survey, Abstract Number 580, being the easterly corner of said 482.734 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, South 41°52'11" West, 3,356.58 feet;

THENCE North 48°17'41" West, 2,059.67 feet, with the apparent common line of said H. & T.C. R.R. CO. Survey, Abstract Number 237, and said H. & T.C. R.R. CO. Survey Abstract Number 580, to a calculated corner in the approximate centerline of Hughes Road, for the POINT OF BEGINNING, being the easterly corner of the herein described 10.100 acre tract;

THENCE severing, over and across said 482.734 acre tract the following four (4) courses and distances:
1. THENCE South 41°52'11" West, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1,729.16 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, being the southerly corner of the herein described 10.100 acre tract;

2. THENCE North 48°07'49" West, 418.23 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, being the westerly corner of the herein described 10.100 acre tract;
3. THENCE North 54°43'19" East, 1,042.84 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner;

4. THENCE North 41°52'11" East, at a distance of 681.91 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 711.91 feet, to a calculated corner in the approximate centerline of Hughes Road, being the northerly corner of the herein described 10.100 acre tract, from which a calculated corner for the northerly corner of said 482.734 acre tract bears North 48°17'41" West, at a distance of 2,997.83 feet, pass a mag nail set for reference, in all, a total distance of 3,048.91 feet, to said calculated corner in the approximate centerline of Farm to Market Road 1994 (FM 1994);

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THENCE South 48°17'41" East, 186.27 feet, with the approximate centerline of Hughes Road, to the POINT OF BEGINNING;

CONTAINING a computed area of 10.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-22 Tract 6.

Bearings recited hereon are based on GPS observations and are reference to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone (4204).

December 17, 2021
Date

A handwritten signature in black ink, appearing to be "C. Johnson", written over a horizontal line.

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

TA222105

DocuSign Envelope ID: 9077005C-5049-4257-9756-23744F82F124
0' 200' 400' 600'
Scale: 1" = 200'

MAP LEGEND

- Set Iron Rod of TFS Cap
- Found Survey Monument
- Calculated Corner
- Found Fence Corner Post
- Dashed or Power Line
- Power Pole
- Gas Marker
- Vets Fence
- Edge of Road - Concrete
- Edge of Road - Asphalt/Gravel
- Telephone Pole(s)

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| 1 | S 42°17'41"E | 188.21' |
| 2 | N 48°17'41"W | 2059.67' |
| 3 | N 48°17'41"W | 3045.89' |

No portion of this property appears to be within the 100 Year Floodplain per graphic setting of Community Panel No. 48197020204 having an effective date of 12/15/2011 and 48197020204 having an effective date of 04/02/2014

Purchaser: Steve Pulte Realty
Address: 14130 Highway Road
City: TX 79666
Survey: H. & T.C. RR. CO. Survey A-237
Area: 10.100 Acres
East Based on: Texas

Job No.: 8543-32, Tract 6
Scale: 1" = 200'
Date: 10/18/2021
Drawn By: LO
Field Check: JN
Checked By: SPL
Reviewed: JN

TEXAS
PROFESSIONAL
SURVEYING, LLC
1413 N. FRAZIER STREET - CONROE, TX 77385
PH (281) 756-7447 - FAX (281) 756-7448
www.surveyingllc.com
FIRM REGISTRATION NO. 1985346

General Note:
1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to accuracy of restrictions not shown. Check with your local governing agencies for any additional easements, existing lines or other restrictions not reflected on survey.

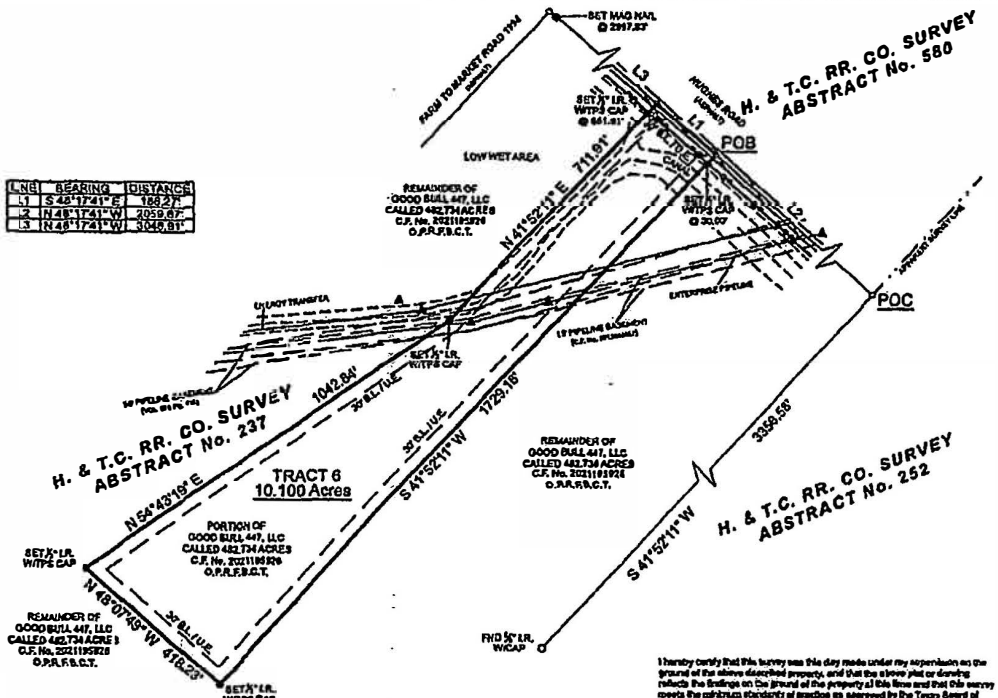
State of Texas:
Bearing shown herein are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).

BOUNDARY & IMPROVEMENT SURVEY

BEING a 10.100 acre tract situated in the H. & T.C. RR. CO. Survey Abstract Number 237, Fort Bend County, Texas, being a portion of that certain 482.734 acre tract of land described by instrument to Good Bull 447, LLC, recorded under Clerk's File Number 2021195226 of the Official Public Records of Fort Bend County, Texas (O.P.R.B.C.T.), said 10.100 acre tract being more particularly described by attached notes and bounds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

[Signature]
Darryl A. Johnson, Registered Professional Land Surveyor
No. 6524



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NOTICE OF SUBSTITUTION TRUSTEE'S SALE

WHEREAS, on the 23rd day of June, 2022, Maria Alejandra Casas (the "Grantor"), executed a Deed of Trust conveying to Brian T. Kuczyński, Trustee, the Property hereinafter described, to secure TLSAI Real Estate, Ltd., 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, TLSAI Real Estate, Ltd. 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;

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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of November, 2024, 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.

Said Property is described as follows:

1. LOT 34, BLOCK 1, OF LAKES OF BELLA TERRA, SECTION THIRTY-TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150085, OF THE MAP 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 14th day of October, 2024.

By: 
SANDY DASIGENIS, Substitute Trustee

ADDRESS OF SUBSTITUTION TRUSTEE:

Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:

TLsAI Real Estate Ltd
6427 Buffalo Speedway
Houston, Texas 77005

92:0117 411104202

45

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

Notice of Trustee's Sale

Date: October 14, 2024

Note: That certain Balloon Real Estate Lien Note in the original principal amount of \$19,500,000.00, dated August 23, 2019, payable to the order of Wallis Bank, executed by Oasis2017, LLC, a Delaware Limited liability company (the "Note"), secured by that lien set forth in the Deed of Trust described below, recorded in the Official Public Records of Fort Bend County under Clerk's File No. 2019098805.

Other Indebtedness
Secured by the Deed
Of Trust:

Revolving Real Estate Lien Note in the original principal amount of \$2,000,000.00, dated November 7, 2022, payable to the order of Wallis Bank, executed by Oasis2017, LLC, a Delaware limited liability company.

Successor/Substitute

Trustee: Steve Leva, Sandy Dasigenis, Jeff Leva, Nicole Durrett or David Garvin, any to act.

Trustee's Address: The street address for Steve Leva, Sandy Dasigenis, Jeff Leva, Nicole Durrett and David Garvin is 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179. Tel: (817) 673-0968.

Deed of Trust: Deed of Trust and Security Agreement

Effective Date of

Deed of Trust: August 23, 2019

Mortgagor/Borrower: Oasis2017, LLC, a Delaware Limited liability company

Lender/Mortgagee: Wallis Bank

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Recording
Information: Deed of Trust and Security Agreement recorded in the Official Public Records of Fort Bend County under Clerk's File No. 2019098805.

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES (the "Real Property").

Property: The Real Property, fixtures, improvements, buildings, and any other real and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

County: Fort Bend County, Texas.

Terms of Sale: All cash or cash equivalent, except that the owner and holder of the Indebtedness may bid as a credit against the Indebtedness.

Date of Sale: ✓ November 5, 2024

Time of Sale: Between 1:00 pm and 4:00 pm local time, **the earliest at which time the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place of Sale: At the Fort Bend County Fairgrounds, Building C, 4310 Highway 36 South, Rosenberg, TX 77471 or in the area designated by the Commissioners Court of Fort Bend County, Texas pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and Other Indebtedness Secured by the Deed of Trust (collectively, the "Indebtedness") and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Indebtedness has requested Successor/Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust and/or any Security Agreement executed in connection therewith, 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, Successor/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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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.

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.

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 Successor/Substitute Trustee.



Steve Leva, Sandy Dasigenis, Jeff Leva, Nicole Durrett or David Garvin, any to act.

Name and Address of Sender of this Notice:

Preston T. Towber
The Towber Law Firm PLLC
1111 Heights Blvd.
Houston, Texas 77008
Attorney for Wallis Bank

Address of Lender:

Wallis Bank
2929 W Sam Houston Parkway N, Suite 300
Houston, Texas 77043
Attention: Mr. Philip Staggs
Executive Vice President

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EXHIBIT "A"

TRACT 1:

FIELD NOTES FOR 4.7415 ACRES OF LAND OUT OF THE JAMES ALSTON SURVEY, ABSTRACT NO. 101, IN FORT BEND COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "B", THE OASIS MEDICAL CAMPUS PHASE I (REPLAT), THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, AND BEING THAT SAME TRACT OF LAND CONVEYED TO IMH SPECIAL ASSET NT 250, LLC, AS DESCRIBED IN TRUSTEE'S DEED AND BILL OF SALE RECORDED UNDER COUNTY CLERK'S FILE NO. 2009068322 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.7415 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A-1" ATTACHED HERETO AND MADE A PART HEREOF;

TRACT 2:

ALL OF UNRESTRICTED RESERVE "C", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY SHOWN AS 1443.0 S.F. DEDICATED AS PART OF THE RIGHT TURN LANE TO THE CITY OF MEADOW PLACE ON THE RECORDED PLAT OF SAID SUBDIVISION;

TRACT 3:

ALL OF UNRESTRICTED RESERVE "D", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 2005169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS;

TRACT 4:

ALL OF UNRESTRICTED RESERVE "E", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 2005169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS;

TRACT 5:

NON-EXCLUSIVE EASEMENT FOR PARKING, VEHICULAR INGRESS AND EGRESS, AND USE OF ENTRY ROADS, DRIVEWAYS, PARKWAYS AND CURB CUTS AS SET FORTH AND DEFINED IN AMENDED AND RESTATED JOINT USE AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MEDICAL CAMPUS DATED NOVEMBER 23, 2005 AND RECORDED ON DECEMBER 1, 2005, UNDER FORT BEND COUNTY CLERK'S FILE NO(S), 2005145187, AS AMENDED IN FIRST AMENDMENT TO AMENDED AND RESTATED JOINT USE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MIXED USE CAMPUS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2012134566. (AS TO TRACT 1); AND

TRACT 6:

EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO USE ALL ACCESS DRIVES, ENTRY ROADS, PARKING ACCESS AND CURB CUTS AS CREATED AND DEFINED IN AMENDED AND RESTATED JOINT USE AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MEDICAL CAMPUS, DATED NOVEMBER 23, 2005, FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 2005145187, AS AMENDED IN FIRST AMENDMENT TO AMENDED AND RESTATED JOINT USE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MIXED USE CAMPUS RECORDED UNDER CLERK'S FILE NO. 2012134566, FORT BEND COUNTY, TEXAS, BEING OVER AND ACROSS ALL OF THE OASIS MEDICAL CAMPUS PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (AS TO TRACTS 2, 3 AND 4).

EXHIBIT A**TRACT 1:**

FIELD NOTES FOR 4.7415 ACRES OF LAND OUT OF THE JAMES ALSTON SURVEY, ABSTRACT NO. 101, IN FORT BEND COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "B", THE OASIS MEDICAL CAMPUS PHASE I (REPLAT), THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, AND BEING THAT SAME TRACT OF LAND CONVEYED TO IMH SPECIAL ASSET NT 250, LLC, AS DESCRIBED IN TRUSTEE'S DEED AND BILL OF SALE RECORDED UNDER COUNTY CLERK'S FILE NO. 2009068322 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.7415 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD WITH CAP FOUND IN THE SOUTH LINE OF WEST AIRPORT BOULEVARD, BASED ON A 100 FOOT RIGHT-OF-WAY, MARKING THE NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF A 200 FOOT WIDE FEE STRIP CONVEYED TO HOUSTON LIGHTING & POWER COMPANY (H.L. & P. CO.), AS DESCRIBED IN VOLUME 363, PAGE 434 OF THE DEED RECORDS OF FORT BEND COUNTY;

THENCE, NORTH 87°22'46" EAST, 158.00 FEET WITH THE SOUTH LINE OF SAID WEST AIRPORT BOULEVARD AND THE NORTH LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD WITH CAP FOUND MARKING THE MOST NORTHERLY NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ADJACENT UNRESTRICTED RESERVE "A" OF SAID OASIS MEDICAL CAMPUS PHASE I;

THENCE, SOUTH 02°22'45" EAST, 377.82 FEET WITH THE WEST LINE OF SAID UNRESTRICTED RESERVE "A" AND THE COMMON EAST LINE OF SAID UNRESTRICTED RESERVE "B" TO A "P-K" NAIL IN CONCRETE SET FOR THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND AN INTERIOR ELL CORNER OF SAID UNRESTRICTED RESERVE "B";

THENCE, NORTH 87°19'35" EAST, 130.36 FEET WITH THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "A" AND THE COMMON NORTHERLY LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A" AND AN ANGLE POINT FOR SAID UNRESTRICTED RESERVE "B", SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF ADJACENT RESTRICTED RESERVE "E";

THENCE, SOUTH 48°15' 50" EAST, 179.99 FEET WITH THE SOUTHWESTERLY LINE OF SAID RESTRICTED RESERVE "E" AND THE COMMON NORTHEASTERLY LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD WITH CAP SET AT AN ANGLE POINT;

THENCE, CONTINUING WITH THE SOUTHWESTERLY LINE OF SAID RESTRICTED RESERVE "E" AND THE COMMON NORTHEASTERLY LINE OF SAID UNRESTRICTED RESERVE "B", SOUTH 75°54'53" EAST, AT 2.0 FEET PASSING THE NORTHWEST CORNER OF A CONCRETE BUILDING (PARKING GARAGE), AND CONTINUING ALONG THE NORTHERLY FACE OF SAID CONCRETE BUILDING IN ALL, A TOTAL DISTANCE OF 233.99 FEET TO AN "X" IN CONCRETE SET FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "E", SAID POINT ALSO BEING IN THE WEST LINE OF ADJACENT UNRESTRICTED RESERVE "D" OF SAID OASIS MEDICAL CAMPUS PHASE I;

THENCE, SOUTH 14°05'07" WEST, 201.01 FEET WITH THE WESTERLY LINE OF SAID UNRESTRICTED RESERVE "D" AND THE COMMON EASTERLY LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE

HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID UNRESTRICTED

EXHIBIT A
(Continued)

RESERVE "D", SAID POINT ALSO BEING IN THE NORTHERLY LINE OF SUGAR GROVE APARTMENTS, THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 5 OF THE SAID PLAT RECORDS;

THENCE, NORTH 75°54'53" WEST, 610.02 FEET WITH THE NORTHERLY LINE OF SAID SUGAR GROVE APARTMENTS AND THE COMMON SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD WITH CAP FOUND IN THE EAST LINE OF THE AFORESAID H.L. & P. CO. 200 FOOT WIDE FEE STRIP MARKING THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SUGAR GROVE APARTMENTS;

THENCE, NORTH 02°22'45" WEST, 587.96 FEET WITH THE EAST LINE OF THE SAID H.L. & P. CO. 200 FOOT WIDE FEE STRIP AND THE WEST LINE OF SAID UNRESTRICTED RESERVE "B" TO THE PLACE OF BEGINNING AND CONTAINING 4.7415 ACRES OR 206,539 SQUARE FEET OF LAND, MORE OR LESS. BEING ALSO DESCRIBED AS ALL OF UNRESTRICTED RESERVE "B", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. BEING ALSO DESCRIBED AS ALL OF UNRESTRICTED RESERVE "B", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. BEING ALSO DESCRIBED AS ALL OF UNRESTRICTED RESERVE "B", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

TRACT 2:

All of Unrestricted Reserve "C", in Block 1 of The Oasis Medical Campus - Phase I, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 20050169 of the Plat Records of Fort Bend County, Texas, SAVE AND EXCEPT that portion of the above described property shown as 1443.0 S.F. dedicated as part of the right turn lane to the City of Meadow Place on the recorded plat of said subdivision.

TRACT 3:

All of Unrestricted Reserve "D", in Block 1 of The Oasis Medical Campus - Phase I, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 2005169 of the Plat Records of Fort Bend County, Texas.

TRACT 4:

All of Unrestricted Reserve "E", in Block 1 of The Oasis Medical Campus - Phase I, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 2005169 of the Plat Records of Fort Bend County, Texas.

TRACT 5:

NON-EXCLUSIVE EASEMENT FOR PARKING, BEHICULAR INGRESS AND EGRESS, AND USE OF ENTRY ROADS, DRIVEWAYS, PARKWAYS AND CURB CUTS AS SET FORTH AND DEFINED IN AMENDED AND RESTATED JOINT USE AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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GF#: FTH-77F-FAH18009730

EXHIBIT A
(Continued)

FOR OASIS MEDICAL CAMPUS DATED NOVEMBER 23, 2005 AND RECORDED ON DECEMBER 1, 2005, UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2005145187, AS AMENDED IN FIRST AMENDMENT TO AMENDED AND RESTATED JOINT USE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MIXED USE CAMPUS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2012134566. (AS TO TRACT 1)

TRACT 6:

EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO USE ALL ACCESS DRIVES, ENTRY ROADS, PARKING ACCESS AND CURB CUTS AS CREATED AND DEFINED IN AMENDED AND RESTATED JOINT USE AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MEDICAL CAMPUS, DATED NOVEMBER 23, 2005, FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 2005145187, AS AMENDED IN FIRST AMENDMENT TO AMENDED AND RESTATED JOINT USE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MIXED USE CAMPUS RECORDED UNDER CLERK'S FILE NO. 2012134566, FORT BEND COUNTY, TEXAS, BEING OVER AND ACROSS ALL OF THE OASIS MEDICAL CAMPUS PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (AS TO TRACTS 2, 3 AND 4)



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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 Trustee's Sale

Date: October 14, 2024

Note: That certain Revolving Real Estate Lien Note in the original principal amount of \$2,000,000.00, dated November 7, 2022, payable to the order of Wallis Bank, executed by Oasis2017, LLC, a Delaware limited liability company (the "Note"), secured by that lien set forth in the Deed of Trust described below, recorded in the Official Public Records of Fort Bend County under Clerk's File No. 2022140063.

Other Indebtedness
Secured by the Deed
Of Trust:

Balloon Real Estate Lien Note in the original principal amount of \$19,500,000.00, dated August 23, 2019, payable to the order of Wallis Bank, executed by Oasis2017, LLC, a Delaware limited liability company.

Successor/Substitute

Trustee: Steve Leva, Sandy Dasigenis, Jeff Leva, Nicole Durrett or David Garvin, any to act.

Trustee's Address: The street address for Steve Leva, Sandy Dasigenis, Jeff Leva, Nicole Durrett and David Garvin is 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179. Tel: (817) 673-0968.

Deed of Trust: Deed of Trust and Security Agreement

Effective Date of
Deed of Trust: November 7, 2022

Mortgagor/Borrower: Oasis2017, LLC, a Delaware Limited liability company

2024 OCT 14 AM 10:27

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Lender/Mortgagee: Wallis Bank

Recording Information: Deed of Trust and Security Agreement recorded in the Official Public Records of Fort Bend County under Clerk's File No. 2022140063.

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES (the "Real Property").

Property: The Real Property, fixtures, improvements, buildings, and any other real and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

County: Fort Bend County, Texas.

Terms of Sale: All cash or cash equivalent, except that the owner and holder of the Indebtedness may bid as a credit against the Indebtedness.

Date of Sale: November 5, 2024

Time of Sale: Between 1:00 pm and 4:00 pm local time, the earliest at which time the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place of Sale: At the Fort Bend County Fairgrounds, Building C, 4310 Highway 36 South, Rosenberg, TX 77471 or in area designated by the Commissioners Court of Fort Bend County, Texas pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and Other Indebtedness Secured by the Deed of Trust (collectively, the "Indebtedness") and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Indebtedness has requested Successor/Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust and/or any Security Agreement executed in connection therewith, 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, Successor/Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

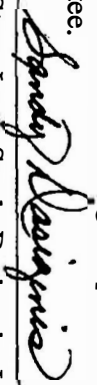
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

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

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 Successor/Substitute Trustee.



Steve Leva, Sandy Dasigenis, Jeff Leva, Nicole Durrett or
David Garvin, any to act.

Name and Address of Sender of this Notice:

Preston T. Towber
The Towber Law Firm PLLC
1111 Heights Blvd.
Houston, Texas 77008
Attorney for Wallis Bank

Address of Lender:
Wallis Bank
2929 W Sam Houston Parkway N, Suite 300
Houston, Texas 77043
Attention: Mr. Philip Staggs
Executive Vice President

EXHIBIT "A"

TRACT 1:

FIELD NOTES FOR 4.7415 ACRES OF LAND OUT OF THE JAMES ALSTON SURVEY, ABSTRACT NO. 101, IN FORT BEND COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "B", THE OASIS MEDICAL CAMPUS PHASE I (REPLAT), THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, AND BEING THAT SAME TRACT OF LAND CONVEYED TO IMH SPECIAL ASSET NT 250, LLC, AS DESCRIBED IN TRUSTEE'S DEED AND BILL OF SALE RECORDED UNDER COUNTY CLERK'S FILE NO. 2009068322 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.7415 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A-1" ATTACHED HERETO AND MADE A PART HEREOF;

TRACT 2:

ALL OF UNRESTRICTED RESERVE "C", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TH THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY SHOWN AS 1443.0 S.F. DEDICATED AS PART OF THE RIGHT TURN LANE TO THE CITY OF MEADOW PLACE ON THE RECORDED PLAT OF SAID SUBDIVISION;

TRACT 3:

ALL OF UNRESTRICTED RESERVE "D", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 2005169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS;

TRACT 4:

ALL OF UNRESTRICTED RESERVE "E", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 2005169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS;

TRACT 5:

NON-EXCLUSIVE EASEMENT FOR PARKING, VEHICULAR INGRESS AND EGRESS, AND USE OF ENTRY ROADS, DRIVEWAYS, PARKWAYS AND CURB CUTS AS SET FORTH AND DEFINED IN AMENDED AND RESTATED JOINT USE AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MEDICAL CAMPUS DATED NOVEMBER 23, 2005 AND RECORDED ON DECEMBER 1, 2005, UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2005145187, AS AMENDED IN FIRST AMENDMENT TO AMENDED AND RESTATED JOINT USE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MIXED USE CAMPUS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2012134566. (AS TO TRACT 1); AND

TRACT 6:

EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO USE ALL ACCESS DRIVES, ENTRY ROADS, PARKING ACCESS AND CURB CUTS AS CREATED AND DEFINED IN AMENDED AND RESTATED JOINT USE AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MEDICAL CAMPUS, DATED NOVEMBER 23, 2005, FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 2005145187, AS AMENDED IN FIRST AMENDMENT TO AMENDED AND RESTATED JOINT USE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MIXED USE CAMPUS RECORDED UNDER CLERK'S FILE NO. 2012134566, FORT BEND COUNTY, TEXAS, BEING OVER AND ACROSS ALL OF THE OASIS MEDICAL CAMPUS PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (AS TO TRACTS 2, 3 AND 4).

EXHIBIT A**TRACT 1:**

FIELD NOTES FOR 4.7415 ACRES OF LAND OUT OF THE JAMES ALSTON SURVEY, ABSTRACT NO. 101, IN FORT BEND COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "B", THE OASIS MEDICAL CAMPUS PHASE I (REPLAT), THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, AND BEING THAT SAME TRACT OF LAND CONVEYED TO IMH SPECIAL ASSET NT 250, LLC, AS DESCRIBED IN TRUSTEE'S DEED AND BILL OF SALE RECORDED UNDER COUNTY CLERK'S FILE NO. 2009068322 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.7415 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD WITH CAP FOUND IN THE SOUTH LINE OF WEST AIRPORT BOULEVARD, BASED ON A 100 FOOT RIGHT-OF-WAY, MARKING THE NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF A 200 FOOT WIDE FEE STRIP CONVEYED TO HOUSTON LIGHTING & POWER COMPANY (H.L. & P. CO.), AS DESCRIBED IN VOLUME 363, PAGE 434 OF THE DEED RECORDS OF FORT BEND COUNTY;

THENCE, NORTH 87°22'46" EAST, 158.00 FEET WITH THE SOUTH LINE OF SAID WEST AIRPORT BOULEVARD AND THE NORTH LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD WITH CAP FOUND MARKING THE MOST NORTHERLY NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ADJACENT UNRESTRICTED RESERVE "A" OF SAID OASIS MEDICAL CAMPUS PHASE I;

THENCE, SOUTH 02°22'45" EAST, 377.82 FEET WITH THE WEST LINE OF SAID UNRESTRICTED RESERVE "A" AND THE COMMON EAST LINE OF SAID UNRESTRICTED RESERVE "B" TO A "P-K" NAIL IN CONCRETE SET FOR THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND AN INTERIOR ELL CORNER OF SAID UNRESTRICTED RESERVE "B";

THENCE, NORTH 87°19'35" EAST, 130.36 FEET WITH THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "A" AND THE COMMON NORTHERLY LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A" AND AN ANGLE POINT FOR SAID UNRESTRICTED RESERVE "B", SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF ADJACENT RESTRICTED RESERVE "E";

THENCE, SOUTH 48°15' 50" EAST, 179.99 FEET WITH THE SOUTHWESTERLY LINE OF SAID RESTRICTED RESERVE "E" AND THE COMMON NORTHEASTERLY LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD WITH CAP SET AT AN ANGLE POINT;

THENCE, CONTINUING WITH THE SOUTHWESTERLY LINE OF SAID RESTRICTED RESERVE "E" AND THE COMMON NORTHEASTERLY LINE OF SAID UNRESTRICTED RESERVE "B", SOUTH 75°54'53" EAST, AT 2.0 FEET PASSING THE NORTHWEST CORNER OF A CONCRETE BUILDING (PARKING GARAGE), AND CONTINUING ALONG THE NORTHERLY FACE OF SAID CONCRETE BUILDING IN ALL, A TOTAL DISTANCE OF 233.99 FEET TO AN "X" IN CONCRETE SET FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "E", SAID POINT ALSO BEING IN THE WEST LINE OF ADJACENT UNRESTRICTED RESERVE "D" OF SAID OASIS MEDICAL CAMPUS PHASE I;

THENCE, SOUTH 14°05'07" WEST, 201.01 FEET WITH THE WESTERLY LINE OF SAID UNRESTRICTED RESERVE "D" AND THE COMMON EASTERLY LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE

HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID UNRESTRICTED

EXHIBIT A (Continued)

RESERVE "D", SAID POINT ALSO BEING IN THE NORTHERLY LINE OF SUGAR GROVE APARTMENTS, THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 5 OF THE SAID PLAT RECORDS;

THENCE, NORTH 75°54'53" WEST, 610.02 FEET WITH THE NORTHERLY LINE OF SAID SUGAR GROVE APARTMENTS AND THE COMMON SOUTHERLY LINE OF SAID UNRESTRICTED RESERVE "B" TO A 5/8 INCH STEEL ROD WITH CAP FOUND IN THE EAST LINE OF THE AFORESAID H.L. & P. CO. 200 FOOT WIDE FEE STRIP MARKING THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "B" AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SUGAR GROVE APARTMENTS;

THENCE, NORTH 02°22'45" WEST, 587.96 FEET WITH THE EAST LINE OF THE SAID H.L. & P. CO. 200 FOOT WIDE FEE STRIP AND THE WEST LINE OF SAID UNRESTRICTED RESERVE "B" TO THE PLACE OF BEGINNING AND CONTAINING 4.7415 ACRES OR 206,539 SQUARE FEET OF LAND, MORE OR LESS. BEING ALSO DESCRIBED AS ALL OF UNRESTRICTED RESERVE "B", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. BEING ALSO DESCRIBED AS ALL OF UNRESTRICTED RESERVE "B", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. BEING ALSO DESCRIBED AS ALL OF UNRESTRICTED RESERVE "B", IN BLOCK 1 OF THE OASIS MEDICAL CAMPUS - PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

TRACT 2:

All of Unrestricted Reserve "C", in Block 1 of The Oasis Medical Campus - Phase I, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 20050169 of the Plat Records of Fort Bend County, Texas, SAVE AND EXCEPT that portion of the above-described property shown as 1443.0 S.F. dedicated as part of the right turn lane to the City of Meadow Place on the recorded plat of said subdivision.

TRACT 3:

All of Unrestricted Reserve "D", in Block 1 of The Oasis Medical Campus - Phase I, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 2005169 of the Plat Records of Fort Bend County, Texas.

TRACT 4:

All of Unrestricted Reserve "E", in Block 1 of The Oasis Medical Campus - Phase I, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 2005169 of the Plat Records of Fort Bend County, Texas.

TRACT 5:

NON-EXCLUSIVE EASEMENT FOR PARKING, BEHICULAR INGRESS AND EGRESS, AND USE OF ENTRY ROADS, DRIVEWAYS, PARKWAYS AND CURB CUTS AS SET FORTH AND DEFINED IN AMENDED AND RESTATED JOINT USE AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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GF#: FTH-77F-FAH18009730

EXHIBIT A
(Continued)

FOR OASIS MEDICAL CAMPUS DATED NOVEMBER 23, 2005 AND RECORDED ON DECEMBER 1, 2005, UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2005145187, AS AMENDED IN FIRST AMENDMENT TO AMENDED AND RESTATED JOINT USE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MIXED USE CAMPUS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2012134566. (AS TO TRACT 1)

TRACT 6:

EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO USE ALL ACCESS DRIVES, ENTRY ROADS, PARKING ACCESS AND CURB CUTS AS CREATED AND DEFINED IN AMENDED AND RESTATED JOINT USE AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MEDICAL CAMPUS, DATED NOVEMBER 23, 2005, FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 2005145187, AS AMENDED IN FIRST AMENDMENT TO AMENDED AND RESTATED JOINT USE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OASIS MIXED USE CAMPUS RECORDED UNDER CLERK'S FILE NO. 2012134566, FORT BEND COUNTY, TEXAS, BEING OVER AND ACROSS ALL OF THE OASIS MEDICAL CAMPUS PHASE I, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20050169 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. (AS TO TRACTS 2, 3 AND 4)



FILED
2024 OCT 15 AM 8:30

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

October 15, 2024 (the "**Effective Date**")

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, November 5, 2024 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **10:00 AM (Fort Bend County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Fort Bend County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Fort Bend County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.³

PROPERTY BEING SOLD: The Property⁴, which has a street address of One Fluor Daniel Drive, Sugar Land, Texas 77478.

ASSIGNMENTS/TRANSFERS; LENDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁵ Lender⁶ is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Lender reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Fort Bend County, Texas

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" that certain 7.560% Promissory Note, dated June 28, 2001, executed by Borrower, payable to the order of Original Lender (defined below), as payee, in the original principal amount of \$118,734,816.35.

"**Borrower**" means Lakepointe Assets LLC, a Delaware limited liability company.

"**Original Lender**" means Legg Mason Real Estate Services, Inc., a Pennsylvania corporation.

³ "**Deed of Trust**" means that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated effective June 28, 2001, executed and delivered by Borrower, as grantor, to John S. Hollyfield, as trustee for the benefit of Original Lender, as beneficiary, recorded as Instrument No. 2001-058726 in the Real Property Records in Fort Bend County, Texas, covering, among other things, the Property.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address One Fluor Daniel Drive, Sugar Land, Texas 77478, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

⁵ "**Loan Documents**" means, collectively, the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

⁶ "**Lender**" means Computershare Trust Company, National Association (as successor-in-interest to Wells Fargo Trust Company, National Association (f/k/a/ Wells Fargo Bank Northwest, N.A.)), as Trustee of the Legg Mason Mortgage Capital Corporation Lease-Backed Commercial Mortgage Pass-Through Trust, Series 2001-CTL-3, a New York trust.

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(including just prior to the nonjudicial foreclosure sale). You may contact Stephanie Covarrubias with Lender at 801-905-4550 (phone) or Stephanie.Covarrubias@computershare.com (email) to determine whether Lender has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor lender.

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

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁷ the Substitute Trustees⁸ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Note matured on the Amended Maturity Date (June 8, 2024). As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Lender has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Lender has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.


Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

⁷ "**Appointment**" means that certain Appointment of Substitute Trustees and Request to Act, dated October 10, 2024, recorded in the Real Property Records in Fort Bend County, Texas.

⁸ "**Substitute Trustees**" means each of the following: (i) David Rusk, Esq., Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002; (ii) Manny Gardberg, Esq., Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002; (iii) David Thaxton, Esq., Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002; (iv) Stephen McCallister, Esq., Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002; (v) Aiden Johnsen, Esq., Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002; and (vi) Amy Marino, Esq., Holland & Knight LLP, 811 Main Street, Suite 2500, Houston, Texas 77002.

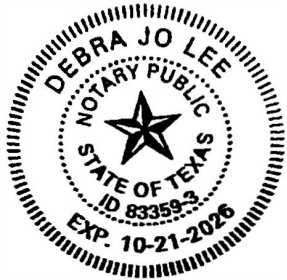
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.


By: 
Name: Stephen McCallister, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on October 14, 2024, by Stephen McCallister, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

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EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

Being 53.88 acres of land situated in the S.M. Williams League, Abstract Number 97, Fort Bend County Texas, out of a called 67.5280 acre tract of land known as the "Central Development Tract" as shown on the plat of the "Fluor Central Development Tract" recorded under Slides Numbered 733B through 736A of the Fort Bend County Plat Records and that certain 67.5280 acre tract described in a deed recorded in Volume 2478, Page 1627 of the Fort Bend County Deed Records, said 53.88 acre tract being more particularly described as follows:

BEGINNING at an "X" scribed in concrete found for a corner of said Central Development Tract and the northwesterly line of a called 72.4192 acre tract known as Reserve "C" of said "Fluor Central Development Tract";

THENCE with the common line southeasterly line of said Central Development Tract and the northwesterly line said Reserve "C" as follows:

In a southwesterly direction, 209.27 feet along the arc of a curve to the right having a radius of 618.68 feet, a central angle of 19° 22' 48" and a chord which bears S 35° 18' 35" W, 208.27 feet to an "X" scribed in concrete at a point of tangency;

S 45° 00' 00" W, 138.72 feet to a 5/8-inch iron rod for corner;

WEST, 50.68 feet to a "X" scribed in concrete set for corner,

SOUTH, 8.90 feet to a "X" scribed in concrete set for corner,

WEST, 103.50 feet to a "X" scribed in concrete set for corner;

SOUTH, 128.02 feet to a "X" scribed in concrete found for corner;

S 45° 00' 00" E, 328.10 feet to a 5/8-inch iron rod with cap stamped "SIKES" found for corner;

SOUTH, 47.33 feet to an "X" scribed in concrete found for corner;

WEST, 94.50 feet to an "X" scribed in concrete found for corner;

SOUTH, 94.50 feet to an "X" scribed in concrete found for corner;

S 45° 00' 00" E, 204.99 feet to an "X" scribed in concrete found for corner;

S 45° 00' 00" W, 122.29 feet to a 5/8-inch iron rod found for corner;

N 45° 00' 00" W, 219.53 feet to a 5/8-inch iron rod found for corner;

EXHIBIT "A"

Borrower: Lakepointe Assets LLC
Property: One Fluor Daniel Drive, Sugar Land, Texas 77478

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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NORTH, 62.44 feet to an "X" scribed in concrete found for corner;

N 45° 00' 00" W, 44.90 "X" scribed in concrete found for corner;

WEST 86.30 feet to an "X" scribed in concrete found for corner;

N 45° 00' 00" W, 156.00 feet to an "X" scribed in concrete found for corner;

WEST, 201.45 feet to an "X" scribed in concrete found for corner;

SOUTH, 4.56 feet to an "X" scribed in concrete found for corner;

WEST, 78.95 feet to an "X" scribed in concrete found for corner;

SOUTH 156.15 feet to a 5/8-inch iron rod with cap stamped "SIKES" found for corner;

THENCE over and across said "Central Development Tract" as follows

S 46° 25' 03" W, 696.71 feet to a "X" scribed in concrete set for corner;

N 44° 58' 34" W, 352.20 feet to a "X" scribed in concrete set for corner;

S 46° 25' 03" W, 2.05 feet to a "X" scribed in concrete set for corner;

N 43° 34' 57" W, 85.48 feet to "X" scribed in concrete set for corner;

In a northeasterly direction, 1504.56 feet with the arc of a curve to the right having a radius of 973.16 feet, a central angle of 88° 34' 58" and a chord which bears N 00° 42' 32" E, 1359.13 feet to a "X" scribed in concrete set for the point of compound curvature;

In a northeasterly direction, 800.90 feet, with the arc of said curve to the right having a radius of 701.00 feet, a central angle of 65° 27' 40" and a chord which bears N 77° 43' 51" E, 758.05 to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the point of tangency;

S 69° 32' 18" E, 873.34 feet to a 5/8-inch iron rod with cap stamped "BROWN & GAY" set for the point of curvature of a curve to the left.

In a southeasterly direction, 148.11 feet with the arc of said curve to the left having a radius of 790.00 feet, a central angle of 10° 44' 30" and a chord which bears S 74° 54' 34" E, 147.89 feet to a "X" scribed in concrete set for corner;

S 15° 29' 10" W, 92.44 feet to a "X" scribed in concrete set for corner;

THENCE in a southwesterly direction, 112.58 feet with the arc of a curve to the right having a radius of 618.68 feet, a central angle of 10° 25' 35" and a chord which bears S 20° 24' 24" W, 112.43 feet to the **POINT OF BEGINNING** and containing 53.88 acres of land.

Bearing orientation is based on a 67.5280 acre tract of land known as the "Central Development Tract" of the "Fluor Central Development Tract" recorded at Slides 733B through 736A of the Fort Bend County Plat Records

EXHIBIT "A"

Borrower: Lakepointe Assets LLC
Property: One Fluor Daniel Drive, Sugar Land, Texas 77478

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

KH 48

2024 OCT 15 AM 10:02

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT 4, IN BLOCK 4 OF SIENNA VILLAGE OF SHIPMAN'S LANDING, SECTION 25, PARTIAL REPLAT NO. 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20090118 OF THE MAP AND/OR PLAT RECORDS FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/21/2014 and recorded in Document 2014055128 real property records of Fort Bend County, Texas.

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

Date: 11/05/2024

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by CHARLES A. YOUNG, provides that it secures the payment of the indebtedness in the original principal amount of \$552,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** Mortgage Assets Management, LLC obtained a Order from the 458th District Court of Fort Bend County on 09/27/2023 under Cause No. 23-DCV-304603. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

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

Certificate of Posting

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

FILED KH

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2024 OCT 15 11:02

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 15, 2024

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, BRIAN WHITTEN, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST #1:

Date: April 6, 2023

Grantor: TIDWELL TRACT, LTD., a Texas limited partnership

Beneficiary: HORNET CAPITAL, LLC

Beneficiary's Mailing Address: 248 Addie Roy Road, Ste. B204
Austin, Texas 78746

Trustee: BRIAN WHITTEN

Recording Information: Document No. 2023031863, Official Public Records of Fort Bend County, Texas; Document No. 2023069023, Official Public Records of Fort Bend County, Texas

Property:

A Field Note Description of 87.1967 out of the Call 117.374 Acre Tract (see FBC 2002100334) (See Also FBC 2001110917), being in the B.B.B. & C. Railroad Company Survey, Section No. 5, Abstract 129 the S.B. Pentecost Survey, Abstract 362, the S.B. Pentecost Survey, Abstract 378 and the Eugene Wheat Survey, Abstract No. 396, Fort Bend County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

Together with all personal property described in the above-referenced deed of trust.

DEED OF TRUST #2:

Date: May 14, 2024

Grantor: TIDWELL TRACT, LTD., a Texas limited partnership



Beneficiary: HORNBT DEBT FUND, LLC

Beneficiary's Mailing Address: 248 Addie Roy Road, Ste. B204
Austin, Texas 78746

Trustee: BRIAN WHITTEN

Recording Information: Document No. 2024048031, Official Public Records of Fort
Bend County, Texas

Property:

TRACT I
A Field Note Description of 1.7619 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. 396, City of Rosenberg, Fort Bend County, Texas, and being more particularly
described by metes and bounds in Exhibit "A" attached to the above-referenced deed
of trust.

TRACT II

A Field Note Description of 1.8655 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. 396, City of Rosenberg, Fort Bend County, Texas, and being more particularly
described by metes and bounds in Exhibit "A" attached to the above-referenced deed
of trust.

TRACT III

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 in Exhibit "A" attached to the above-referenced deed of trust.
Together with all personal property described in the above-referenced deed of trust.

NOTE:

Date: April 6, 2023

Amount: \$5,000,000.00

Debtor: TIDWELL TRACT, LTD., a Texas limited partnership

Holder: HORNBT DEBT FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, November 5, 2024, at 1:00 p.m.

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PLACE OF SALE OF PROPERTY:

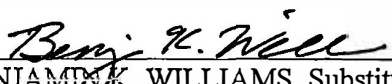
Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

Lupo River Trust, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Ramona Reyes
28934 Lupo River Ct, Fulshear, TX 77441
Sent via first class mail and CMRR # 9489 0178 9820 3031 6986 61 on 10.15.2024

2024 OCT 15 PM 2:01

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NOTICE OF TRUSTEE'S SALE

WHEREAS Ramona Reyes and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Fort Bend County, Texas and is recorded under Clerk's File/Instrument Number 2022018192, to which reference is made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 5th day of November, 2024

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Fort Bend County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 40, Block 1, of Tamarron Section 21, A Subdivision in Fort Bend County, Texas, according to the Map or Plat Thereof recorded in Plat No. 20210032 of the Plat Records of Fort Bend County, Texas.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

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The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Angela Walter, Teddy Bertolatus, Elsa Contreras, Thuy Diem Kha, Lee Carroll
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Chia-Ming Chen ("Borrower") executed and delivered to Southwestern National Bank ("Lender") one certain Deed of Trust, Security Agreement and Fixtures Filing dated July 17, 2023, granted by Borrower to Joanne Kim, Trustee, for the benefit of Lender, recorded in the Official Real Estate Records of Fort Bend County, Texas under Clerk's File #2023067259 (the "Deed of Trust");

WHEREAS, the Deed of Trust was granted to the said Trustee as security for all indebtedness due and owing to Lender at any time (the "Indebtedness");

WHEREAS, the Deed of Trust applies to and encumbers the real property located in Fort Bend County, Texas described on Exhibit "A" attached hereto (the "Property");

WHEREAS, a default has occurred in the payment of the said Indebtedness, and same is wholly due, and the owner and holder of said Indebtedness has requested the hereinafter appointed Substitute Trustee to sell the said Property to the highest bidder for cash and to distribute or apply the proceeds of the said sale in accordance with the terms of said Deed of Trust;

NOW, THEREFORE, NOTICE HEREBY IS GIVEN that on Tuesday, November 5, at 1:00 o'clock PM or within three (3) hours thereafter, the Substitute Trustee will sell said Property at the place hereinafter set out, to the highest bidder for cash. Under the terms of the Deed of Trust, the Lender is authorized to submit a credit bid for the Property at such public sale, and Lender fully reserves the right to bid for the Property and to deduct the purchase price from the Indebtedness in the event that Lender is the high bidder.

The place of sale shall be in the area designated by the Commissioners Court of Fort Bend County, Texas pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place in the City of Houston, Texas.

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranty 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 Lender to have the bid credited to the

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Indebtedness 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 portion of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

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

Default has occurred under the Deed of Trust, and the Lender has requested the above-named Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the Lender or the Lender's agent or servicer may appoint another person substitute trustee to conduct the sale.

[Signature Page to Follow]

The Substitute Trustee's address is:

Ralph Kramer
Chief Credit Officer
Southwestern National Bank
6901 Corporate Drive
Houston, Texas 77036

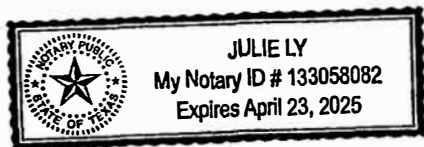
WITNESS MY HAND, this 11th day of October, 2024.

"Lender:" Southwestern National Bank

By: [Signature]
Ralph Kramer
Chief Credit Officer

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned Notary Public, on this 11th day of October, 2024, by Ralph Kramer, the Executive Vice President and Chief Credit Officer, duly authorized and on behalf of Southwestern National Bank, for the purposes herein stated.



[Signature]
NOTARY PUBLIC

My commission expires: 4/23/2025

Exhibit "A"

Lot One (1) of MARANTHA FARMS, a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof, recorded under Slide No. 633B of the Plat Records of Fort Bend County, Texas.

1300 1310 KH 52

2024 OCT 15 PM 4:08

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

October 11, 2024

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

DEED OF TRUST ("Deed of Trust"):

Dated: October 3, 2022
Grantor: PHUONG-THUY DANG
Trustee: Khanh T. Pham
Lender: DIEN HUYNH
Recorded in: Official Public Records of Real Property of FORT BEND County Texas under file No. 2022128718
Property: Lot 6, Block 3, ALIANA SEC 21, an addition Fort Bend County Texas, according to the map or plat thereof recorded in Plat No. 20120047, Map Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 16818 Talisker Drive, Richmond, TX 77407
Secures: Promissory Note executed October 3, 2022 ("Note") in the original principal amount of \$400,000.00, executed by PHUONG-THUY DANG ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
Substitute Trustee(s): Loan T. Tran and Vo & Pham Law Firm, PLLC
10300 Westoffice Dr., Ste 101, Houston, TX 77042

FORECLOSURE SALE:

Date: Tuesday, November 5, 2024
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.**

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.

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., Ste 101, Houston, Texas 77042

Phone: 713-271-8886

Fax: 713-271-8897

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2024 OCT 15 PM 02

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 NINETEEN (19), BLOCK ONE (1), OF CREEKSIDE AT CROSS CREEK RANCH SECTION TWO, LOCATED IN THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NO. 20070241 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/23/2008 and recorded in Document 2008131612 real property records of Fort Bend County, Texas.

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

Date: 11/05/2024

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by MICHAEL EUGENE MCKENZIE AND JUDY ARNOLD MCKENZIE, provides that it secures the payment of the indebtedness in the original principal amount of \$183,829.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

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

Certificate of Posting

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