

NOTICE

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

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

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

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

For Information regarding all tax foreclosure sales visit:

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

FORECLOSURE SALES NOTICE

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

Fort Bend County Fairgrounds – Building C

4310 Highway 36 South

Rosenberg, Texas 77471

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

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

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

FORECLOSURE NOTICES AND SALES

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

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

FOR MORE INFORMATION:

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

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

ATTORNEYS FOR TAX SUIT SALES

FORT BEND COUNTY PROPERTY and LAMAR CISD:

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

FORT BEND ISD:

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



STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

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

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

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

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

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


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

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

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

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

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



KP George, County Judge

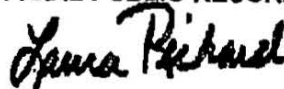
ATTEST:


Laura Richard, County Clerk



RETURNED AT COUNTER TO:
Olga Payero / County Judge
301 Jackson St
Richmond TX

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk
Fort Bend County Texas

October 29, 2020 08:51:55 AM

FEE: \$0.00 SG

2020151449



Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-26920

FILED

2022 JUL 14 AM 8:02

01

Anna Sewart
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/19/1999, Jose C. Rodriguez and Angela Rodriguez, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Kim Greaves, as Trustee, Banc One Mortgage Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$51,520.00, payable to the order of Banc One Mortgage Corporation, which Deed of Trust is Recorded on 7/20/1999 as Volume 1999062327, Book , Page , Deed of trust rerecorded on 10/18/2000 as Instrument No. 2000089544 in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **5010 RIDGEWEST DR., HOUSTON TX 77053**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Anna Sewart or David Barry or Byron Sewart or Keith Wolfshohl or Helen Henderson or Patricia Poston, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/4/2022** at **1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **TRAVIS BUILDING, FIRST FLOOR MEETING ROOM 301 JACKSTON ST., RICHMOND, TX (BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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

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



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

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

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

WITNESS, my hand this 7/13/2022

WITNESS, my hand this July 14, 2022

Monica Sandoval

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

Sandy Dasigenis

By: Substitute Trustee(s)
Anna Sewart or David Barry or Byron Sewart or
Keith Wolfshohl or Helen Henderson or Patricia
Poston, Jeff Leva, Sandy Dasigenis, Lillian
Poelker, Megan L. Randle, Ebbie Murphy
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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EXHIBIT "A"

Being part of Lot Twenty-nine (29), in Block Eleven (11) of RIDGEMONT, SECTION ONE (1), according to the map as recorded in Volume 6, Page 14 of the Map Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northerly right-of-way line of Ridgewest Drive, based on 60,000 feet in width, said point being the common corner of Lot 30 and the above said Lot 29 of Block 11;

THENCE N 39 degrees 45' 14" E a distance of 110.48 feet to a point for corner, said point being the common corner of the above said Lots 29 and 30;

THENCE S 49 degrees 04' 25" E a distance of 59.71 feet to a point for corner of the tract of land herein described, said point being N 49 degrees 04' 25" W a distance of 3.26 feet from the common corner of Lot 28 and the above said Lot 29 of Block 11;

THENCE S 42 degrees 11' 48" W a distance of 110.53 feet to a point for corner in the northerly right-of-way line of the above said Ridgewest Drive;

THENCE in a Westerly direction following along the Northerly right-of-way line of the above said Ridgewest Drive, being a curve to the left, having a radius of 1,290.00 feet, a central angle of 32 degrees 02' 04" a length of 721.25 feet, a distance of 55.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

THIS DOCUMENT WAS
FILED AND RETURNED TO:
SOUTHLAND TITLE
14905 SW FRWY #200
SUGAR LAND, TX. 77478

Dianne Wilson

07-20-1999 11:53 AM 1999062327
CT \$29.00
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

FILED

2022 JUL 14 AM 8:38

02

John Baker
COUNTY CLERK
FORT BEND COUNTY TEXAS

R-74860

8232 CAROLINE DRIVE
RICHMOND, TX 77469

0000009555400

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: October 04, 2022 ✓

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 29, 2015 and recorded in Document INSTRUMENT NO. 2015123951 real property records of FORT BEND County, Texas, with FRANCES BARRIENTOS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FRANCES BARRIENTOS, securing the payment of the indebtednesses in the original principal amount of \$87,387.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS0000009555400

8232 CAROLINE DRIVE
RICHMOND, TX 77469

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0000009555400

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

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



Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on July 14, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

Anna S O
Declarants Name: Anna Sewart, Substitute Trustee

Date: 7/14/2022

8232 CAROLINE DRIVE
RICHMOND, TX 77469

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FORT BEND



LOT FIVE (5), CREEKSIDE ESTATES, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 17, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

FILED

3

2022 JUL 21 AM 8:05

8827 DALMATIAN WAY
ROSHARON, TX 77583

0000009432964

Ann P. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

R 77271
RMS

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: October 04, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 29, 2020 and recorded in Document CLERK'S FILE NO. 2020134142 real property records of FORT BEND County, Texas, with ANTON V ARNETT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANTON V ARNETT, securing the payment of the indebtednesses in the original principal amount of \$228,288.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CORNERSTONE HOME LENDING, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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

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



Ryan Bourgeois

Certificate of Posting

My name is SANDY DASIGENIS, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on JULY 21, 2022 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: SANDY DASIGENIS

Date: 7/21/22

8827 DALMATIAN WAY
ROSHARON, TX 77583

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FORT BEND

EXHIBIT "A"

LOT TWENTY-FIVE (25), IN BLOCK ONE (1), OF HUNTINGTON PLACE, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NUMBER 20190155, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27069

4
FILED

2022 JUL 21 AM 8:06

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

R77272
RMS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/31/2005, MARTIN PHILLIP VOLTER, UNMARRIED MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, as Trustee, NEW CENTURY MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$108,000.00, payable to the order of NEW CENTURY MORTGAGE CORPORATION, which Deed of Trust is Recorded on 8/26/2005 as Volume 2005104813, Book , Page , in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT EIGHT (8), IN BLOCK ONE (1), OF SECOND REPLAT OF HUNTER S GLEN SECTION FIVE- B1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1580/A AND 1580/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: **707 CHASEWAY DRIVE, MISSOURI CITY, TX 77489**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-2**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/4/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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



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

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

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

WITNESS, my hand this 7/18/2022

WITNESS, my hand this July 21, 2022



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



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

FILED

2022 JUN 21 AM 11:04

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NOTICE OF FORECLOSURE SALE

Handwritten signature

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT TWENTY-THREE (23), IN BLOCK SEVEN (7), OF REPLAT OF VICKSBURG VILLAGE OF SHILOH, SECTION ONE (1), A SUBDIVISION IN FORT BEND BOUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 843/B OF THE PLAT RECORDS OF FORT BEND BOUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/04/2019 and recorded in Document 2019116960 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: 10/04/2022
- 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 WANDELL HAWKINS AND LARRY HAWKINS AND ARIANN MCCOY, provides that it secures the payment of the indebtedness in the original principal amount of \$260,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Cardinal Financial Company, Limited Partnership is the current mortgagee of the note and deed of trust and CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is mortgage servicer. A servicing agreement between the mortgagee, whose address is Cardinal Financial Company, Limited Partnership c/o CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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.

Handwritten signature of Mackie Wolf Zientz & Mann, P.C.

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 Genzales, Attorney at Law
Karia Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

5

Certificate of Posting

I am SANDY DASIGENIS 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 7/21/22 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

2022 JUL 21 PM 12:28

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

Rec'd 77503 6

22731 W. WATERLAKE DRIVE
RICHMOND, TX 77469

0000009460239

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: October 04, 2022

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 19, 2001 and recorded in Document CLERK'S FILE NO. 2001033478; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2004028159 & 2013093070 real property records of FORT BEND County, Texas, with HAROLD HENRY SEGURA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HAROLD HENRY SEGURA, securing the payment of the indebtednesses in the original principal amount of \$116,975.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



22731 W. WATERLAKE DRIVE
RICHMOND, TX 77469

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00000009460239

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

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

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on July 21, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

Anna Sewart

Declarants Name: Anna Sewart, Substitute Trustee

Date: 7/21/22

22731 W. WATERLAKE DRIVE
RICHMOND, TX 77469

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FORT BEND

EXHIBIT "A"

LOT FIFTEEN (15), IN BLOCK "B" FIVE (B-5), OF WESTPARK LAKES, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 858A AND 858B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

16422 LOST QUAIL DRIVE
MISSOURI CITY, TX 77489

FILED
2022 JUL 21 PM 12:28
COUNTY CLERK
FORT BEND COUNTY TEXAS
Per 77503 7
0000009564543

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: October 04, 2022
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: FORT BEND COUNTY FAIRGROUNDS - BUILDING C. 4310 HIGHWAY 36 SOUTH ROSENBERG TEXAS. OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 23, 2010 and recorded in Document INSTRUMENT NO. 2010070927 real property records of FORT BEND County, Texas, with CANDACE CLAY AND TERRY CLAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CANDACE CLAY AND TERRY CLAY, securing the payment of the indebtednesses in the original principal amount of \$111,498.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



16422 LOST QUAIL DRIVE
MISSOURI CITY, TX 77489

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0000009564543

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

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



Ryan Bourgeois

Certificate of Posting

My name is Anna Sewart and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on July 21, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Anna Sewart, Substitute Trustee

Declarants Name;

Date: 7/21/22

16422 LOST QUAIL DRIVE
MISSOURI CITY, TX 77489

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FORT BEND

EXHIBIT "A"

LOT 28. IN BLOCK 10. OF CORRECTED PLAT OF QUAIL RUN, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 14 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

FILED

2022 JUL 27 PM 3:49

Ann Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-02440

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 10/4/2022 ✓
Time: The earliest time the sale will begin is 1:00 PM
Place: Fort Bend County Courthouse, Texas, at the following location: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT FORTY-THREE (43), OF GLENMEADOW SECTION TWO (2) A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17 PAGE 5 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 3309 AVENUE R ROSENBERG, TX 77471

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 2/10/2017 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 2/10/2017 under County Clerk's File No 2017015071, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2021210153 and recorded on 12/21/2021, of the Real Property Records of Fort Bend County, Texas.

Grantor(s): ALDO HERNANDEZ RAMIREZ, A SINGLE PERSON AND MARIA H RAMIREZ, A SINGLE PERSON
Original Trustee: ROBERT W. HOXWORTH
Substitute Trustee: Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC, Yubin Ding
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for First National Bank Texas dba First Community Mortgage, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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T.S. #: 2022-02440

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

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

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$127,187.00, executed by ALDO HERNANDEZ RAMIREZ, A SINGLE PERSON AND MARIA H RAMIREZ, A SINGLE PERSON, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for First National Bank Texas dba First Community Mortgage, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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


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

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

T.S. #: 2022-02440

Dated: 7-27-22

Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Trustee Services, LLC, Yubin Ding



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

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

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

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

T.S. #: 2022-02440

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CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is 1505 Heights, 77008. I declare under penalty of perjury that on 7-27-22 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.

Jeff Leva
Declarants Name: Jeff Leva
Date: 7-27-22

FILED

279753
AMS

Notice of [Substitute] Trustee Sale 2022 JUL 28 AM 8:13

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 10/04/2022

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: 5810 Crestview Cove, Richmond, TX 77469

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/02/2004 and recorded 11/09/2004 in Document 2004137431, real property records of Fort Bend County, Texas, with **Timothy Richard, a married person joined herein by Shondalh Richard** grantor(s) and **FREMONT INVESTMENT & LOAN** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Timothy Richard, a married person joined herein by Shondalh Richard**, securing the payment of the indebtedness in the original principal amount of **\$226,424.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association, as Trustee for Ace Securities Corp. Home Equity Loan Trust, Series 2005- HE1, Asset Backed Pass-Through Certificates** is the current mortgagee of the note and deed of trust or contract lien.



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Notice of [Substitute] Trustee Sale

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

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

LOT 5, BLOCK 3, CANYON LAKES AT THE BRAZOS, SECTION 1, REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2545/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

**C/O PHH Mortgage Corporation
1 Mortgage Way Mt. Laurel, NJ 08054
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: July 26, 2022



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

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

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

I am SANDY DASIGENIS ^{Certificate of Posting} 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 7/26/22 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.

2022 JUL 28 AM 8:14

R-19753


 COUNTY CLERK
 FORT BEND COUNTY TEXAS

10

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT TWENTY-FOUR (24), IN BLOCK FIVE (5), OF THE HIGHLANDS, SECTION II, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGES 25 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

Date: 10/04/2022
 Time: 10:00 AM
 Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

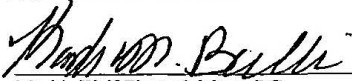
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of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

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

6. Order to Foreclose. BANK OF AMERICA, N.A obtained a Order from the 240th District Court of Fort Bend County on 07/11/2022 under Cause No. 19-DCV-261896. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



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

Certificate of Posting

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



FILED

2022 JUL 28 AM 11:05

11

22TX373-0612
5115 HARBOR PALM DRIVE, ROSENBERG, TX 77469

NOTICE OF FORECLOSURE SALE

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

2-99966

- Property:** The Property to be sold is described as follows:
- LOT FOUR (4), IN BLOCK TWO (2), OF THE TRAILS AT SEABOURNE PARKE, SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT PLAT NO(S). 20150158 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated May 24, 2016 and recorded on May 26, 2016 as Instrument Number 2016054594 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information:** October 04, 2022, 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 HADDY WILLIAMS secures the repayment of a Note dated May 24, 2016 in the amount of \$173,794.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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



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



Substitute Trustee(s): Carl Meyers, Leb Kemp, 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, Wayne Daughtrey, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Austin DuBois, Dustin George and Auction.com employees, including but not limited to those listed herein
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

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

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: 01/24/2018
Grantor(s): NATALIE C LEWIS AN UNMARRIED WOMAN
Original Mortgagee: (2) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$149,148.00
Recording Information: Instrument 2018008366 ; re-recorded under Instrument 2018022563
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 1135 Mossridge Drive, Missouri City, TX 77489

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MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2022
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 Jack Palmer or Jeff Leva or Sandy Dasigenis, 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. Jack Palmer or Jeff Leva or Sandy Dasigenis, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Jack Palmer or Jeff Leva or Sandy Dasigenis, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

FILED


Call 7999

2022 JUL 28 AM 11:14

COUNTY CLERK
FORT BEND COUNTY TEXAS

Certificate of Posting

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on JUL 28 2022 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: 

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Exhibit "A"

LOT TWELVE (12), PLUS THE WEST ONE FOOT (W. 1.0') OF LOT THIRTEEN (13), PLUS THE EAST ONE FOOT (E. 1.0') OF LOT ELEVEN (11), IN BLOCK TEN (10), OF HUNTER'S GLEN, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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

Our Case No. 22-04588-FC

13

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

THE STATE OF TEXAS
COUNTY OF FORT BEND

FILED FOR RECORD
NO. _____ TIME 10:17 A.M.
P.M.
AUG -1 2022
Ric
Spina Richard 81029
County Clerk Fort Bend Co. Texas

Deed of Trust Date:
February 28, 2019

Property address:
32618 TURNING SPRINGS DR
FULSHEAR, TX 77423

Grantor(s)/Mortgagor(s):
ERIK LAMOND LANDRY AND CHRISTIE EYVONNE
LANDRY, HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT 33 BLOCK 5 OF VANBROOKE, SEC 1, A SUBDIVISION IN FORT BEND COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20180022 OF THE PLAT
RECORDS OF FORT BEND COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
CENLAR FSB

Date of Sale: OCTOBER 4, 2022

Property County: FORT BEND

Original Trustee: ALLAN B. POLUNSKY

Recorded on: March 1, 2019
As Clerk's File No.: 2019020106
Mortgage Servicer:
CENLAR FSB

Substitute Trustee:
Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel,
Israel Curtis, John Sisk, Clay Golden, Stephen Mayers,
Colette Mayers, Tim Worstell, Aaron Crawford, Thomas
Gilbraith, Joshua Sanders, Cary Corenblum, Matthew
Hansen, Evan Press, Auction.com, Jeff Leva, Sandy
Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack
Palmer, Sabrina Palmer, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **OCTOBER 4, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 7/29/22

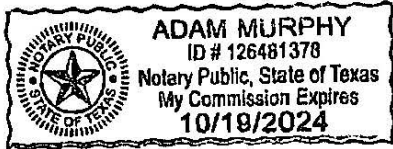
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 29 day of JULY 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 10-19-24
Adam Murphy
Printed Name and Notary Public

Grantor: CENLAR FSB
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 22-04588

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

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.

14

1. Property to Be Sold. The property to be sold is described as follows: LOT TWELVE (12), in Block One (1), OF SIENNA VILLAGE OF WATERS LAKE, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 1770/A&B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/17/2001 and recorded in Document 2001078312 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:

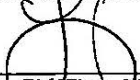
Date: 10/04/2022 /
Time: 10:00 AM
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by BARBARA A. SHEPHERD AND WENDELL P. SHEPHERD, provides that it secures the payment of the indebtedness in the original principal amount of \$495,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PRIME MORTGAGE TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-CL1, 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 is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PRIME MORTGAGE TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-CL1, 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 c/o SPECIALIZED LOAN SERVICING LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111 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
Cori 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


COUNTY CLERK
FORT BEND COUNTY TEXAS

2022 AUG -4 AM 8:19

FILED



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.

14

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 08/31/2015
Grantor(s): ROBERT J LIENHARDT AND SPOUSE, ANNA DEGONIA
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NORTHSTAR BANK OF TEXAS, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$224,842.00
Recording Information: Instrument 2015100797
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 2907 ISLA GORGE COURT, KATY, TX 77494

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MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2022 ✓
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, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, 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, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

2022 AUG -4 AM 11:28

COURTY CLERK
FORT BEND COUNTY TEXAS

Realt
8/26/21

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. 15

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

Certificate of Posting

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on AUG 04 2022 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 45, BLOCK 1, TAMARRON SECTION 9, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150023 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 11/18/2016
Grantor(s): MISTI D WILSON, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$230,733.00
Recording Information: Instrument 2016130226
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 1906 GARDEN BAY COURT, ROSENBERG, TX 77469

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MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2022
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, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, 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, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

2022 AUG -4 AM 11:28

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

20220804

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

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Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Meyers, Colette Meyers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

Certificate of Posting

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on AUG 04 2022 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 19, BLOCK 2, OF WALNUT CREEK SECTION ELEVEN, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150225, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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

NATIONSTAR MORTGAGE LLC (CXE)
FEFIE, RINETTA
503 FOXGLOVE DRIVE, MISSOURI CITY, TX 77489

FHA 493-9571892-703
Firm File Number: 15-021435

17

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 15, 2010, RINETTA FEFIE, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to ORANGE COAST TITLE - TEXAS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS INC. 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 2010059189, 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

Rec. 8/2/22

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, October 4, 2022 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 FOURTEEN (14), IN BLOCK NINE (9), OF SECOND REPLAT OF HUNTERS GLEN SECTION FIVE-A (5-A), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 844/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 503 FOXGLOVE DRIVE
MISSOURI CITY, TX 77489
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

FILED
2022 AUG -4 AM 11:43
[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

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

SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Lillian Poelker, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day August 2, 2022.

By: 

H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

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

CENLAR FSB (CEN)
CLEWIS, JARRETT
7515 CRESCENT LAKE COURT, RICHMOND, TX 77469

VA 62-62-6-1077136
Firm File Number: 19-034869

18

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 30, 2007, JARRETT R. CLEWIS AND KIMBERLY M. CLEWIS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to TWILA L. GROOMS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., DBA FLAGSTONE LENDING GROUP, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007148160, 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, October 4, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT TWENTY-NINE (29), IN BLOCK TWO (2) OF FINAL REPLAT OF SUMMER LAKES, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO 20040172, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY TEXAS.

Property Address: 7515 CRESCENT LAKE COURT
RICHMOND, TX 77469
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

FILED

2022 AUG -4 AM 11:45

[Signature]
COURT CLERK
FORT BEND COUNTY TEXAS

Rec'd 82636

18

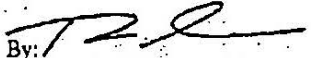
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

SUBSTITUTE TRUSTEE

Amar Sood, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle-Bender, Rebecca Bolton, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson Wayne Daughtry or Patricia Poston
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day July 28, 2022.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for CitiMortgage, Inc.

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

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Deed of Trust Date:
7/20/2011

Grantor(s)/Mortgagor(s):
ANDREA C. MCCORMICK, A SINGLE WOMAN

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

Current Beneficiary/Mortgagee:
U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2011078083

Property County:
FORT BEND

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: LOT TWENTY-TWO (22), IN BLOCK TWO (2), OF STONEBROOK AT RIVERSTONE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20080181 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 10/4/2022 / **Earliest Time Sale Will Begin:** 1pm

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

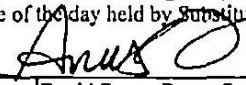
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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



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

FILED
2022 AUG -4 AM 11:43

Rec # 82636

MH File Number: TX-22-92784-POS
Loan Type: VA


COUNTY CLERK
FORT BEND COUNTY TEXAS

FILED

20

2022 AUG 11 AM 11:01

19-379759

Notice of Substitute Trustee's Sale

Anna Poelker
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Rec'd 8/50/22

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

Deed of Trust Date: May 12, 2016	Original Mortgagor/Grantor: CHRISTOPHER HOLLAND AND SANDI HOLLAND
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2016049564	Property County: FORT BEND
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

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

Secures: Note in the original principal amount of \$112,917.00, executed by CHRISTOPHER HOLLAND AND SANDI HOLLAND and payable to the order of Lender.

Property Address/Mailing Address: 5414 VICTORIA DRIVE, ROSHARON, TX 77583

Legal Description of Property to be Sold: LOT SEVENTEEN (17), IN BLOCK FOUR (4), OF ROSEDALE ADDITION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 393, PAGE 86, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: October 4, 2022	Earliest time Sale will begin: 01:00 PM
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Place of sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, the owner and holder of the Note, has requested Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to



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

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy or Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva or Patricia Poston, Trustee

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

FILED

21

2022 AUG 11 AM 11:01

20-046734

Notice of Substitute Trustee's Sale

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

[Handwritten Signature]

[Handwritten: 85018]

Deed of Trust Date: November 24, 2008	Original Mortgagor/Grantor: LAURA A. JORDAN AND JAMES R. JORDAN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIORITY HOME MORTGAGE, L.P., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: N/A Page: N/A Instrument No: 2008125385	Property County: FORT BEND
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

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

Secures: Note in the original principal amount of \$295,689.00, executed by JAMES JORDAN AND LAURA JORDAN and payable to the order of Lender.

Property Address/Mailing Address: 2222 GREENBUSCH RD, KATY, TX 77494

Legal Description of Property to be Sold: FIELD NOTES OF A TRACT OF LAND C-CONTAINING 1.797 ACRES OF LAND (CALLED 1.80 ACRES) SITUATED IN THE GEORGE CARTWRIGHT LEAGUE, ABSTRACT 149, FORT BEND COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO LAURA A. JORDAN AND SPOUSE, JAMES R. JORDAN RECORDED BY DEED IN FORT BEND COUNTY CLERK'S FILE NO(S) 2006011927 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS SAID 1.797 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE NORTH LINE OF SUBJECT TRACT WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING AT A 4" IRON PIPE, FOUND, IN THE NORTHWEST LINE OF A 8.7792 ACRE TRACT OF LAND CONVEYED TO ELLIE BAUKHEIR AND WIFE, JUDY BAUKHEIR RECORDED BY DEED IN FORT BEND COUNTY CLERK'S FILE NO (S) 200203113 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, THE NORTHWEST LINE OF A 30 FOOT INGRESS AND EGRESS EASEMENT AS DESCRIBED IN FORT BEND COUNTY CLERK'S FILE NO.(S) 9554227, 9554228, 2006021982 & 2006021290 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; THE SOUTHEAST LINE OF A 30 FOOT NON-EXCLUSIVE UNOBSTRUCTED EASEMENT AS DESCRIBED IN VOLUME 599, PAGE 881 OF THE DEED RECORDS OF SAID COUNTY, THE EAST CORNER OF A RESIDUE TRACT OUT OF A 5.40 ACRE CALLED TRACT 2, CONVEYED TO BILLY LLOYD HASKET RECORDED BY DEED VOLUME 599, PAGE 881 OF THE DEED RECORDS OF SAID COUNTY AND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 4" IRON PIPE, FOUND, FOR THE WEST CORNER OF SAID 5.40



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ACRES BEARS S 45°01'47" W, A DISTANCE OF 270.86 FEET;

THENCE, N 45°00'43" W, ALONG THE NORTHEAST LINE OF SAID RESIDUE TRACT, A DISTANCE OF 288.97 FEET (CALLED N 45°00'00"W - 289.50') TO A ½" IRON ROD, FOUND, IN THE SOUTHEAST LINE OF A 1.003 ACRE TRACT OF LAND CONVEYED TO WILLIAM E. PRESSLEY AND WIFE, VIRGINIA G. PRESSLEY RECORDED BY DEED IN VOLUME 1448, PAGE 662 OF THE OFFICIAL RECORDS OF SAID COUNTY, THE NORTH CORNER OF SAID RESIDUE AND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 45°00'00" E, ALONG THE SOUTHEAST LINE OF SAID 1.003 ACRES TOGETHER WITH THE SOUTHEAST LINE OF A 1.088 ACRE TRACT OF LAND CONVEYED TO WILLIAM R. HENDER AND JANET L. HENDER RECORDED BY DEED IN FORT BEND COUNTY CLERK'S FILE NO.(S) 2001088511 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND SOUTHEAST LINE OF A 1.059 ACRE TRACT OF LAND CONVEYED TO WILLIAM R. HENDER AND JANET L. HENDER RECORDED BY DEED IN FORT BEND COUNTY CLERK'S FILE NO.(S) 2001088509 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 270.84 FEET TO A ½" IRON ROD, FOUND, BEING THE WEST CORNER OF ANOTHER RESIDUE TRACT OUT OF SAID 5.40 ACRES AND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 45°01'13" E, ALONG THE SOUTHWEST LINE OF SAID RESIDUE TRACT, A DISTANCE OF 289.11 FEET (CALLED S 45°0'00" E 289.50) TO A 4" IRON PIPE, FOUND, IN THE NORTHWEST LINE OF SAID 8.7792 ACRES, THE NORTHWEST LINE OF SAID 30 FOOT INGRESS AND EGRESS EASEMENT, THE SOUTHEAST LINE OF SAID 30 FEET NON-EXCLUSIVE UNOBSTRUCTED EASEMENT, THE SOUTH CORNER OF SAID RESIDUE TRACT AND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 45°01'47" W, ALONG THE NORTHWEST LINE OF SAID 8.7792 ACRES, THE NORTHWEST LINE OF SAID 30 FOOT INGRESS AND EGRESS EASEMENT AND THE SOUTHEAST LINE OF SAID 30 FOOT NON-EXCLUSIVE UNOBSTRUCTED EASEMENT, A DISTANCE OF 270.88 FEET (CALLED S 45°00'00" W - 270.84') TO THE "POINT OF BEGINNING" AND CONTAINING 1.791 ACRES OF LAND, MORE OR LESS.

PARCEL ID: 0149-00-109-0001-914 AND 0149-00-109-0003-914

Date of Sale: October 4, 2022	Earliest time Sale will begin: 01:00 PM
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Place of sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press,

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Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com or Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva or Patricia Poston, Trustee

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

FILED

22

2022 AUG 11 AM 11:01

22-045939

Notice of Substitute Trustee's Sale

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

Anna Sewart
COUNTY CLERK

Rec # 85018

Deed of Trust Date: November 29, 2004	Original Mortgagor/Grantor: GONZALO LOPEZ AND AMANDA LOPEZ
Original Beneficiary / Mortgagee: BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2004151091	Property County: FORT BEND
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 9990 Richmond Ave, Suite 400 South, Houston, TX 77042

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

Secures: Note in the original principal amount of \$207,920.00, executed by AMANDA LOPEZ AND GONZALO LOPEZ and payable to the order of Lender.

Property Address/Mailing Address: 4503 TREMONT GLEN LN, KATY, TX 77494

Legal Description of Property to be Sold: HOUSE AND LOT SITUATED IN FORT BEND COUNTY, TEXAS, KNOWN COMMONLY AS 4503 TREMONT GLEN LANE, KATY, FORT BEND COUNTY, TEXAS 77042 AND DESCRIBED AS FOLLOWS:
LOT FORTY-TWO (42) BLOCK THREE (3) OF CINCO RANCH WEST, SEC. 16, AN ADDITION IN FORT BEND COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE 2303/B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: October 04, 2022	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis,



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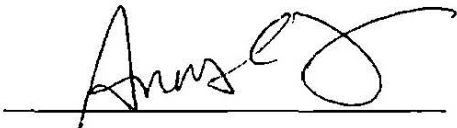
Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Trustee

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 21, 2017 and recorded under Clerk's File No. 2017081646, in the real property records of FORT BEND County Texas, with Babar Syed, Unmarried Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Babar Syed, Unmarried Man securing payment of the indebtedness in the original principal amount of \$278,856.00 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 Babar Syed. Citizens Bank, N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT THIRTEEN (13), IN BLOCK FIVE (5), OF RIVERPARK, SECTION NINE (9), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 1978/B & 1979/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/04/2022

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 23


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

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

Executed on 08/08/2022.

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

Posted and filed by: 
Printed Name: SANDY DASIGENIS

C&M No. 44-22-1947

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 18-21118

[Handwritten signature]
FILED
2022 AUG 11 AM 11:08
[Handwritten signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/20/2005, NYREE D. PETTAWAY, A SINGLE WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, as Trustee, NEW CENTURY MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$97,600.00, payable to the order of NEW CENTURY MORTGAGE CORPORATION, which Deed of Trust is Recorded on 2/1/2005 as Volume 2005013040, Book , Page , in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT THIRTY-SIX (36), IN BLOCK THREE (3), OF REPLAT OF CHASEWOOD, SECTION ONE (1), A SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 4, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: **15107 CHASERIDGE DR, MISSOURI CITY, TX 77489**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/4/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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



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

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

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

WITNESS, my hand this 8/10/2022

WITNESS, my hand this August 11, 2022

Monica Sandoval

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

Sandy Dasigenis

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

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FILED

NOTICE OF FORECLOSURE SALE

2022 AUG 11 AM 11:38

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

Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Rec 85034

1. *Property to Be Sold.* The property to be sold is described as follows: LOT THIRTEEN (13), IN BLOCK THIRTY-TWO (32), OF THE MEADOWS, SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 4 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 12211 MEADOWDALE DRIVE, MEADOWS PLACE, TEXAS 77477. PARCEL NUMBER: R82085

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/20/2021 and recorded in Document 2022000548 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: 10/04/2022

Time: 10:00 AM

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

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

5. *Obligations Secured.* The Deed of Trust executed by ALBERT TRLICEK, provides that it secures the payment of the indebtedness in the original principal amount of \$322,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

FILED

2022 AUG 11 AM 11:38

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 GUARD OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Fort Bend County Clerk
Fort Bend County Texas

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for 85054

1. Property to Be Sold. The property to be sold is described as follows: EXHIBIT "A"

ALL THAT CERTAIN 0.7847 ACRE TRACT OF LAND SITUATED IN THE SAMUEL ISAACS LEAGUE, ABSTRACT NO. 35, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN FAUSTINO GARCIA 15.00 ACRE TRACT DESCRIBED IN DEED FILED FOR RECORD IN VOLUME 320, PAGE 144 FORT BEND COUNTY DEED RECORDS (FBCDR); SAID 0.7847 ACRE TRACT BEING PART OF THAT PROPERTY DESCRIBED IN DEED WITHOUT WARRANTY OR COVENANT FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE (FBCCF) NO. 9863317 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID FAUSTINO GARCIA 15.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THE KATHLEEN JOERGER LINDSEY 25 ACRE TRACT (VOLUME 500, PAGE 375 FBCDR) IN THE WEST LINE OF TINSLEY ESTATES;

THENCE WEST ALONG THE NORTH LINE OF SAID FAUSTINO GARCIA 15.00 ACRE TRACT, A DISTANCE OF 195.96 FEET TO AN IRON ROD FOUND IN THE EAST LINE OF A 20-FOOT GRAVEL ROADWAY EASEMENT AT THE NORTHEAST CORNER OF AN 8.00 ACRE TRACT;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID 20-FOOT GRAVEL ROADWAY EASEMENT, A DISTANCE OF 1250.84 FEET TO A POINT IN THE WEST LINE OF THE RAUL HUERTA AND JOE CHARQUENO TRACT (FBCCF NO. 2011023931) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST ALONG THE EAST LINE WITH SAID 20-FOOT GRAVEL ROADWAY EASEMENT AND THE WEST LINE OF SAID HUERTA/CHARQUENO TRACT AND THE WEST LINE OF THE BEST SEPTIC TANK CLEANING AND TRANSPORT, INC. TRACT (FBCCF NO. 2005151072), A DISTANCE OF 305.16 FEET TO A POINT IN THE CENTERLINE OF CUMINGS ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN IRON ROD SET FOR REFERENCE BEARS NORTH 32 DEGREES 23 MINUTES 18 SECONDS WEST, 37.07 FEET;

THENCE WEST ALONG THE CENTERLINE CUMINGS ROAD, A DISTANCE OF 112.02 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE ALFRED GARCIA TRACT (FBCCF NO. 2002104590) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG A EAST LINE OF SAID ALFRED GARCIA TRACT, AT A DISTANCE OF 31.30 FEET PASS AN IRON ROD SET FOR REFERENCE IN THE NORTH LINE OF CUMINGS ROAD, AND CONTINUE FOR A TOTAL DISTANCE OF 305.16 FEET TO AN IRON ROD SET IN THE EAST LINE OF SAID ALFRED GARCIA TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, AT A DISTANCE OF 92.02 FEET PASS AN IRON ROD SET IN THE WEST LINE OF SAID 20-FOOT GRAVEL ROADWAY EASEMENT, AND CONTINUE FOR A TOTAL DISTANCE OF 112.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7847 ACRES OF LAND.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

FOR INFORMATIONAL PURPOSES ONLY: THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS 941 CUMINGS ROAD, ROSENBERG, TX 77471

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/06/2012 and recorded in Document 2012027306 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: 10/04/2022
Time: 10:00 AM
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

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5. *Obligations Secured.* The Deed of Trust executed by LENA RAMIREZ GUARDIOLA AND PEDRO GUARDIOLA, provides that it secures the payment of the indebtedness in the original principal amount of \$183,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

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

FILED

2022 AUG 11 AM 11:39

Notice of [Substitute] Trustee 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.

Anna Beltran
COUNTY CLERK
FORT BEND COUNTY TEXAS

27

See # 85054

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

Date: 10/04/2022

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

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

Property Address: 5718 Wandering Creek Drive, 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 07/25/2005 and recorded 08/17/2005 in Document 2005100772, real property records of Fort Bend County, Texas, with **Jamie A. Beltran and Morena G. Beltran, Husband and Wife** grantor(s) and EQUIFIRST CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jamie A. Beltran and Morena G. Beltran, Husband and Wife**, securing the payment of the indebtedness in the original principal amount of \$101,200.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC4** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

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

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

LOT FORTY THREE (43), IN BLOCK THREE (3), OF BRAZOS VILLAGE, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2444/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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

**C/O PHH Mortgage Corporation
1 Mortgage Way Mt. Laurel, NJ 08054
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: August 10, 2022



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

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

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

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

FILED

TS No.: 2022-00835-TX
22-000416-673

2022 AUG 11 AM 11:39

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.

Handwritten signature
COUNTY CLERK
FORT BEND COUNTY TEXAS

Handwritten notes:
85054
28

1. Date, Time and Place of Sale.

Date: 10/04/2022

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

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

Property Address: 16322 VIRGINIA GRACE DR, SUGAR LAND, TX 77478-7547

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/10/2004 and recorded 10/01/2004 in Document 2004121129, real property records of Fort Bend County, Texas, with JACQUELINE WILLIAMS AND HUSBAND, LAWRENCE RAY WILLIAMS grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP TRUST 2004-OPT, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-OPT 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 JACQUELINE WILLIAMS AND HUSBAND, LAWRENCE RAY WILLIAMS, securing the payment of the indebtedness in the original principal amount of \$102,400.00, 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 GSAMP TRUST 2004-OPT, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-OPT is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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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 38, in Block 1, Eaglewood, Section 8, A subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Slide No(s). 2350A and 2350B 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
1 Mortgage Way Mt. Laurel, NJ 08054
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: August 10, 2022



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

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

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

Certificate of Posting

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/20/2008

Grantor(s)/Mortgagor(s):
ELEANOR M ANDRUS AND NORMAN ANDRUS,
WIFE AND HUSBAND.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
PROVIDENT HOME LOANS, A DBA OF PROVIDENT
FUNDING ASSOCIATES, L.P. ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
LoanCare, L.L.C.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2008055297

Property County:
FORT BEND

Mortgage Servicer:
LoanCare, L.L.C. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3637 Sentara Way,
Virginia Beach, VA 23452

Legal Description: LOT FOUR (4), BLOCK ONE (1), SIENNA VILLAGE OF SHIPMAN'S LANDING, SECTION NINETEEN (19), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2514/B AND 2515/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 10/4/2022

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

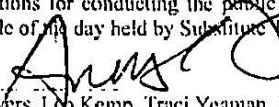
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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


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


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

service to the sender of this notice immediately.

MH File Number: TX-22-93604-POS
Loan Type: Conventional Residential

FILED FOR RECORD
NO. _____ TIME 10:02 P.M.

AUG 16 2022

86737
County Clerk Fort Bend Co. Texas

30
FILED

2022 AUG 16 PM 12:36
R 80033
KMS

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 10/04/2022 /

Time: The sale will begin at 1:00 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: 2103 Clarie 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 01/24/2002 and recorded 04/10/2002 in Document 2002036516, real property records of Fort Bend County, Texas, with **VICTOR B. FRANK, an unmarried person** grantor(s) and **WORTH FUNDING** as Lender, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP2** 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 **VICTOR B. FRANK, an unmarried person**, securing the payment of the indebtedness in the original principal amount of **\$177,600.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP2** is the current mortgagee of the note and deed of trust or contract lien.

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Notice of [Substitute] Trustee Sale

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

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

LOT ONE 1, IN BLOCK THREE (3), OF PLANTATION BEND, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO (S) 1138/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
1 Mortgage Way Mt. Laurel, NJ 08054
Phone: 877-744-2506**

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: August 11, 2022



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

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

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

I am SANDY DASIGENIS Certificate of Posting 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 8/16/22 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.

22TX267-0335
902 FOXBOROUGH LN, MISSOURI CITY, TX 77489

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FILED

2022 AUG 18 AM 8:19

NOTICE OF FORECLOSURE SALE

Paul P. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS
PC 8/22/22

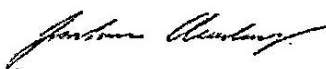
- Property:** The Property to be sold is described as follows:
- LOT ONE (1), IN BLOCK EIGHT (8), SECOND REPLAT OF HUNTER'S GLEN SECTION FIVE-A (5-A), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO'S 844/B AND 845/A, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS; TOGETHER WITH ALL IMPROVEMENTS THEREOF SITUATED.
- Security Instrument:** Deed of Trust dated July 24, 1999 and recorded on August 4, 1999 as Instrument Number 1999067801 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information:** October 04, 2022, 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 CYNTHIA ANN HOOKS secures the repayment of a Note dated July 24, 1999 in the amount of \$95,000.00. DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE OF VENDEE MORTGAGE TRUST 1999-3, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4757623

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

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



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



Substitute Trustee(s): Carl Meyers, Leb Kemp, 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, Wayne Daughtrey, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Austin DuBois, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, SANDY DASIGENIS, declare under penalty of perjury that on the 18TH day of AUGUST, 2022, 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 FOR RECORD
NO _____ TIME 9:11 A.M.
P.M.

AUG 18 2022

Laura Richard
County Clerk Fort Bend Co. Texas

Notice of Substitute Trustee Sale

T.S. #: 22-7277

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 10/4/2022 ✓
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: Fort Bend County Travis Building, at 301 Jackson St., Richmond, Texas, 77469, First Floor Meeting Room or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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 18, Block 1, of Creekmont, Sec. 3, a Subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 20070034, 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 5/24/2011 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2011050252, recorded on 5/31/2011, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2018032332 and recorded on 03/29/2018. of the Real Property Records of Fort Bend County, Texas.

Property Address: 2414 WINDING CREEK DRIVE FRESNO Texas 77545

Trustor(s): MONIKA CHONG HUDSON Original Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for Crestmark Mortgage Company, Ltd., its successors and assigns
Current Beneficiary: U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 BKM-TT Loan Servicer: Rushmore Loan Management Services, LLC
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.

T.S. #: 22-7277

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$221,159.00, executed by MONIKA CHONG HUDSON A SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Crestmark Mortgage Company, Ltd., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MONIKA CHONG HUDSON A SINGLE WOMAN to MONIKA CHONG HUDSON. U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 BKM-TT is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

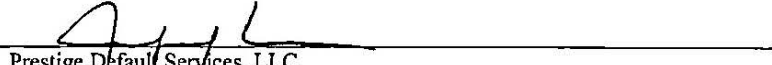
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 BKM-TT
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618
(949) 341-0777

T.S. #: 22-7277

Dated: 8-18-22

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
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

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2014 HAWKS ROAD
MISSOURI CITY, TX 77489

0000008896839

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: October 04, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 01, 2004 and recorded in Document CLERK'S FILE NO 2004027267; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2006068287 real property records of FORT BEND County, Texas, with JOSEPH A JACKSON AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSEPH A JACKSON AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$142,627.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

FILED FOR RECORD
NO. _____ TIME 9:11 P.M.
AUG 18 2022
Laura Richard
County Clerk Fort Bend Co. Texas



2014 HAWKS ROAD
MISSOURI CITY, TX 77489

0000008896839

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

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

Is Sa

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 18, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

Anna Sewart

Declarants Name: Anna Sewart, Substitute Trustee

Date: 8/18/22

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2014 HAWKS ROAD
MISSOURI CITY, TX 77489

0000008896839

0000008896839

FORT BEND

EXHIBIT "A"

LOT NINETEEN (19), IN BLOCK TWO (2), OF THE WOODS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE 692/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 01/29/2004
Grantor(s): LESTER B. BATISTE AND WIFE, PATRICIA BATISTE
Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.
Original Principal: \$121,440.00
Recording Information: Instrument 2004014255
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 1119 WESLEY DRIVE, STAFFORD, TX 77477

FILED FOR RECORD
NO _____ TIME 9:30 A.M.
AUG 18 2022
Lana Richard Per 87471
County Clerk Fort Bend Co. Texas

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Bank of America, N.A.
Mortgage Servicer: Bank of America, N.A.
Current Beneficiary: Bank of America, N.A.
Mortgage Servicer Address: 2375 N. Glenville Dr., Bldg B, Richardson, TX 75082

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2022
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 Jack Palmer or Jeff Leva or Sandy Dasigenis, 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. Jack Palmer or Jeff Leva or Sandy Dasigenis, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Jack Palmer or Jeff Leva or Sandy Dasigenis, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

Certificate of Posting

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on AUG 18 2022 I filed and / or recorded this Notice of Foreclosure Sale at the

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

By: 

Exhibit "A"

LOT FIVE (5), IN BLOCK TWO (2) IN ARCOTT PLACE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 2430/A AND B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

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

2734 Everhart Terrace Dr, Fresno, TX 77545

22-004474

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: 10/04/2022
- Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Fort Bend County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/10/2008 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number, 2009000880 with Casey Ryan Hartle and Diarra Hartle (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Crestmark Mortgage Company, LTD mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Casey Ryan Hartle and Diarra Hartle, securing the payment of the indebtedness in the original amount of \$168,883.00, 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 FOUR (4), BLOCK THREE (3), OF CREEKMONT SEC. 1 AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN RECORDED UNDER SLIDE NO. 20060058 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED
 2022 AUG 25 AM 8:08
James E. [Signature]
 COUNTY CLERK
 FORT BEND COUNTY TEXAS
 P 894173
 RWMS



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

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

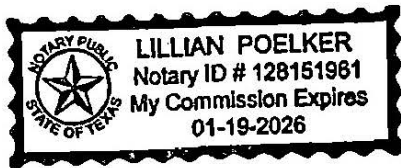


SUBSTITUTE TRUSTEE
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan
L. Randle, Ebbie Murphy
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of August, 2022.



NOTARY PUBLIC in and for

_____ COUNTY

My commission expires: _____

Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is SANDY DASIGENIS, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on August 25, 2022 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: SANDY DASIGENIS

Date: 8/25/22

2022 AUG 25 AM 8:09

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Theresa Fisher
COUNTY CLERK
FORT BEND COUNTY TEXAS

R89473
AMS

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 01, 2011 and recorded under Clerk's File No. 2011083565, in the real property records of FORT BEND County Texas, with Cynthia C. Cook, an unmarried person as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Cynthia C. Cook, an unmarried person securing payment of the indebtedness in the original principal amount of \$83,502.00 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 Cynthia C Cook. 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 16, BLOCK 7, OF COVINGTON WOODS, SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 6, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/04/2022

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, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on 08/19/2022.

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

Posted and filed by:



Printed Name:

SANDY DASIGENIS

C&M No. 44-22-2109

FILED

57

2022 AUG 25 AM 8:09

R 89473
AMS

Ann Fisher
COUNTY CLERK
FORT BEND COUNTY TEXAS

TS No.: 2020-01004-TX
20-000636-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 10/04/2022 /

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

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

Property Address: 1111 KERRI COURT, SUGAR LAND, TX 77479-5333

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/30/2006 and recorded 12/04/2006 in Document 2006151305, real property records of Fort Bend County, Texas, with **Emma M. Purvey, an Unmarried Woman** grantor(s) and H & R Block Mortgage Corporation, a Massachusetts Corporation as Lender, HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1 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 **Emma M. Purvey, an Unmarried Woman**, securing the payment of the indebtedness in the original principal amount of **\$195,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL1, Asset-Backed Certificates, Series 2007-HL1** 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 Twenty-one (21), in Block Two (2) of NEW TERRITORY PARCEL SF-37 REPLAT, a subdivision according to the map or plat thereof recorded in Slide No. 1571/A of the Plat Records of Fort Bend County, Texas.

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

C/O PHH Mortgage Corporation

1 Mortgage Way Mt. Laurel, NJ 08054

Phone: 877-744-2506

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: August 17, 2022



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

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

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

I am SANDY DASIGENIS 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 8/25/22 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.

Certificate of Posting

NOTICE OF SUBSTITUTE TRUSTEE SALE

38

Deed of Trust Date:
12/28/2007

Grantor(s)/Mortgagor(s):
DARRELL PORCH AND WIFE, TAMMIE PORCH

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

Current Beneficiary/Mortgagee:
LEGACY MORTGAGE ASSET TRUST 2020-GS3

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2008002373

Property County:
FORT BEND

Mortgage Servicer:
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
75 Beattie Place, SUITE 300,
GREENVILLE, SC 29601

Legal Description: LOT NINETY-FIVE (95), IN BLOCK ONE (1), OF WINFIELD LAKES, SECTION SEVEN (7), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20050048, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 10/4/2022 **Earliest Time Sale Will Begin:** 1pm

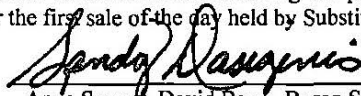
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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



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


COUNTY CLERK
FORT BEND COUNTY TEXAS
R89477
KMS

2022 AUG 25 AM 8:12

FILED

MH File Number: TX-22-93790-POS
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/7/2014

Grantor(s)/Mortgagor(s):
DANIEL A AGUAYO MONTALVO

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

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2014087898

Property County:
FORT BEND

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

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

Legal Description: LOT FIFTEEN (15), BLOCK TWO (2), OF THE GREENS SECTION TWO (2) AT PECAN GROVE PLANTATION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 781/B AND 782/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: 10/4/2022 / **Earliest Time Sale Will Begin:** 1:00:00 PM

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

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

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

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

Sandy Dasigenis

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

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

Sandy Dasigenis
COUNTY CLERK
FORT BEND COUNTY TEXAS
289477
PMS
2022 AUG 25 AM 8:12
FILED

MH File Number: TX-22-93805-POS
Loan Type: Conventional Residential

40

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Joshua Alan Williams and Erica L. Williams	Deed of Trust Date	October 31, 2017
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Cornerstone Home Lending, Inc., its successors and assigns	Original Principal	\$204,717.00
Recording Information	Instrument #: 2017121880 in Fort Bend County, Texas	Original Trustee	Scott R. Valby
Property Address	4722 Coopers Hill Trail, Rosenberg, TX 77471	Property County	Fort Bend

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Servis One, Inc. dba BSI Financial Services	Mortgage Servicer	BSI Financial Services
Current Beneficiary	Servis One, Inc. dba BSI Financial Services	Mortgage Servicer Address	1425 Greenway Drive, Suite 400, Irving, TX 75038

SALE INFORMATION:

Date of Sale	10/04/2022
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. County Courthouse 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	Jack Palmer, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Patricia Poston, Mo Taherzadeh, Selim Taherzadeh, Mo 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 ONE (1), IN BLOCK FOUR (4), OF BRIARWOOD CROSSING, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20140265 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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.

FILED FOR RECORD
 NO. _____ TIME 8:45 P.M.
 TAHERZADEH, PLLC
 NOTICE OF TRUSTEE'S SALE: 190-00125

AUG 25 2022
Anna Richard
 County Clerk Fort Bend Co. Texas

40

NOTICE OF TRUSTEE'S SALE

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

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

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

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

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

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

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

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

Dated August 19, 2022.

/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

41

2402 ALLEGRO DRIVE
RICHMOND, TX 77406

00000008027450

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: October 04, 2022 ✓

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 05, 2008 and recorded in Document CLERK'S FILE NO. 2008100300 real property records of FORT BEND County, Texas, with MARCUS D LORING AND NAKIA M LORING, grantor(s) and CITIMORTGAGE, INC., A CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARCUS D LORING AND NAKIA M LORING, securing the payment of the indebtednesses in the original principal amount of \$205,144.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

FILED FOR RECORD
NO. _____ TIME 9:08 P.M.

AUG 25 2022 Rec

Laura Richard 89881
County Clerk Fort Bend Co. Texas



2402 ALLEGRO DRIVE
RICHMOND, TX 77406

0000008027450

41

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

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

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 25, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

Anna Sewart

Declarants Name: Anna Sewart, Substitute Trustee

Date: 8/25/22

dl

2402 ALLEGRO DRIVE
RICHMOND, TX 77406

0000008027450

0000008027450

FORT BEND



LOT NINETEEN (19), IN BLOCK ONE (1), OF RIO VISTA, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060206 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

42

18118 FLOWERING OAK COURT
RICHMOND, TX 77407

0000009528084

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: October 04, 2022 ✓

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 18, 2013 and recorded in Document CLERK'S FILE NO. 2013144374; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2019097985 real property records of FORT BEND County, Texas, with AMINUR RAHMAN AND ROKEYA RAHMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AMINUR RAHMAN AND ROKEYA RAHMAN, securing the payment of the indebtednesses in the original principal amount of \$130,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LOANCARE, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD
NO. _____ TIME 9:08 AM
AUG 25 2022
Luc 89881
Anna Richard
County Clerk Fort Bend Co. Texas



42

18118 FLOWERING OAK COURT
RICHMOND, TX 77407

00000009528084

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

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



Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 25, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County Courthouse this notice of sale.



Anna Sewart, Substitute Trustee

Declarants Name: _____

Date: 8/25/22

18118 FLOWERING OAK COURT
RICHMOND, TX 77407

00000009528084

42

00000009528084

FORT BEND



LOT 5, BLOCK 1, WEST OAK VILLAGE, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S). 1483/B AND 1484/A, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

43

4910 GINGER BLUFF TRAIL
KATY, TX 77494

0000009584764

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: October 04, 2022

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

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

2. Terms of Sale. Cash.

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

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

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

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

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098

FILED FOR RECORD
NO. _____ TIME 4:08 P.M.

AUG 25 2022

Rec 69881

Jana Richard
County Clerk Fort Bend Co. Texas




43

4910 GINGER BLUFF TRAIL
KATY, TX 77494

0000009584764

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

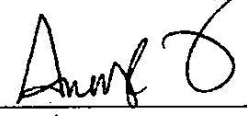
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM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



Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 15, 2012 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Anna Sewart, Substitute Trustee

Date: 8/15/12

43

4910 GINGER BLUFF TRAIL
KATY, TX 77494

00000009584764

00000009584764

FORT BEND



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

44

3418 OYSTER COVE DR
MISSOURI CITY, TX 77459

0000009586702

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: October 04, 2022 ✓

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 19, 2018 and recorded in Document CLERK'S FILE NO. 2018042626 real property records of FORT BEND County, Texas, with SARINA DEANE AND WILLIAM J. KIMMEL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SARINA DEANE AND WILLIAM J. KIMMEL, securing the payment of the indebtednesses in the original principal amount of \$198,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MATRIX FINANCIAL SERVICES CORP is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098

FILED FOR RECORD
NO. _____ TIME 9:08 P.M.
AUG 25 2022
Sarina Richard
County Clerk Fort Bend Co. Texas
Rec 89881



44

3418 OYSTER COVE DR
MISSOURI CITY, TX 77459

0000009586702

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

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

Is Sa

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 25, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

Anna Sewart

Declarants Name: Anna Sewart, Substitute Trustee

Date: 8/25/22

44

3418 OYSTER COVE DR
MISSOURI CITY, TX 77459

00000009586702

00000009586702

FORT BEND



LOT TWELVE (12), IN BLOCK ONE (1) OF QUAIL VALLEY, THUNDERBIRD WEST, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 6, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: March 31, 2017

Amount: \$91,071.05

Grantor(s): JAMES BAIN and SHIRLEY BAIN

Original Mortgagee: WELLS FARGO BANK, N.A.

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC STREET, SUITE 300, GREENWOOD VILLAGE, CO 80111

Recording Information: Document No. 2017043620

Legal Description: LOT TWENTY-ONE (21) IN BLOCK SIX (6) OF DOVER, SECTION ONE (1) A REPLAT OF KINGSBRIDGE, SECTION THREE (3), A SUBDIVISION 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

Date of Sale: October 4, 2022 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.

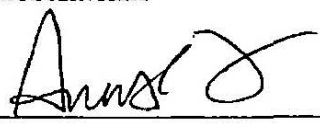
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, KELLY MCDANIEL, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, TIM WORSTELL, AARON CRAWFORD, WAYNE WHEAT, JOSHUA SANDERS, CARY CORENBLUM, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, KEITH WOLFSHOHL, HELEN HENDERSON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE OR EBBIE MURPHY have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.


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

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

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


Anthony Adams, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002649


Printed Name: **Anna Sewart, Substitute Trustee**
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED FOR RECORD
NO. _____ TIME 9:08 A.M.
P.M.
AUG 25 2022

County Clerk Fort Bend Co, Texas

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 11/13/2015
Grantor(s): JEFFREY CORMIER AND ALICIA CORMIER, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GOLD STAR MORTGAGE FINANCIAL GROUP, CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$120,000.00
Recording Information: Instrument 2015129671
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 207 SMOKEY HILL CT, RICHMOND, TX 77469

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2022
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, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, 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, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED FOR RECORD
NO _____ TIME 12:49 P.M.

AUG 25 2022 Rec

89869
Anna Richard +89865
County Clerk Fort Bend Co. Texas

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

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

Certificate of Posting

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on AUG 25 2022 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 THREE (3), IN BLOCK ONE (1), REPLAT OF A REPLAT OF TARA, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1227/B AND 1228/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 11/24/2004
Grantor(s): DAVID ALBERT POWELL A/K/A DAVID POWELL AND WIFE, KRISTA POWELL
Original Mortgagee: ARGENT MORTGAGE COMPANY, LLC
Original Principal: \$80,000.00
Recording Information: Instrument 2004147576
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 13754 SHIREBROOK DRIVE, SUGAR LAND, TX 77478

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2022
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Substitute Trustee(s): Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

FILED FOR RECORD
NO. _____ TIME 12:49 P.M.

AUG 25 2022

Jama Richard REC 89869 + 89885
County Clerk Fort Bend Co. Texas

Certificate of Posting

I am JACK PALMER whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare

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under penalty of perjury that on AUG 25 2022 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 30, IN BLOCK 13 OF COVINGTON WOODS, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 6 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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FILED FOR RECORD
NO _____ TIME 2:06 AM

AUG 30 2022

Jana Richard Rec 9/28/1
County Clerk Fort Bend Co. Texas

Notice of Substitute Trustee Sale

T.S. #: 22-7303

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 10/4/2022 ✓
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM
Place: Fort Bend County Courthouse in Richmond, Texas, at the following location: At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Lot Thirty (30), in Block One (1), of Winfield Lakes Sec 14, a subdivision in Fort Bend County, Texas according to the map or Plat thereof recorded in Plat No. 20130304, of the Plat Records of Fort Bend County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 6/25/2015 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2015070322, recorded on 6/29/2015, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2019136034 and recorded on 11/26/2019. of the Real Property Records of Fort Bend County, Texas.

Property Address: 2447 BROWN MAPLE DRIVE FRESNO Texas 77545

Trustor(s): VICKY P SPAN Original Beneficiary: Mortgage Electronic registration Systems, Inc. as nominee for Cornerstone Home Lending, Inc., its successors and assigns
Current Beneficiary: Planet Home Lending, LLC Loan Servicer: Planet Home Lending, LLC
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, Wayne Daughtrey, Rick Snoko, 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, 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

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T.S. #: 22-7303

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$217,821.00, executed by VICKY P SPAN, A SINGLE WOMAN, and payable to the order of Mortgage Electronic registration Systems, Inc. as nominee for Comerstone 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 VICKY P SPAN, A SINGLE WOMAN to VICKY P SPAN. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

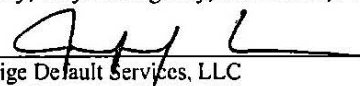
Questions concerning the sale may be directed to the undersigned or to the beneficiary:
Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

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T.S. #: 22-7303

Dated: 8-30-22

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



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

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

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Our Case No. 22-05271-FC

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

THE STATE OF TEXAS
COUNTY OF FORT BEND

FILED FOR RECORD
NO. _____ TIME 8:29 P.M.
AUG 31 2022
Jana Richard
County Clerk Fort Bend Co. Texas

Deed of Trust Date:
April 8, 2020

Property address:
9423 SPARROW CREEK COURT
KATY, TX 77494

Grantor(s)/Mortgagor(s):
LIJUAN GUO AND JIANHUI XUE, AS WIFE AND
HUSBAND

LEGAL DESCRIPTION: LOT TWENTY-SEVEN (27), IN BLOCK ONE (1), OF CINCO RANCH SOUTHWEST,
SECTION FORTY-NINE (49), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20110062 OF THE PLAT RECORDS OF FORT BEND COUNTY,
TEXAS.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
FINANCE OF AMERICA MORTGAGE LLC

Date of Sale: OCTOBER 4, 2022

Property County: FORT BEND

Original Trustee: BRETT M SHANKS

Recorded on: April 13, 2020
As Clerk's File No.: 2020041807
Mortgage Servicer:
FINANCE OF AMERICA MORTGAGE LLC

Substitute Trustee:
Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel,
Israel Curtis, John Sisk, Clay Golden, Stephen Mayers,
Colette Mayers, Tim Worstell, Aaron Crawford, Thomas
Gilbraith, Joshua Sanders, Cary Corenblum, Matthew
Hansen, Evan Press, Auction.com, Jeff Leva, Sandy
Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack
Palmer, Sabrina Palmer, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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

The current Mortgage and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

49

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **OCTOBER 4, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, August 30 2022

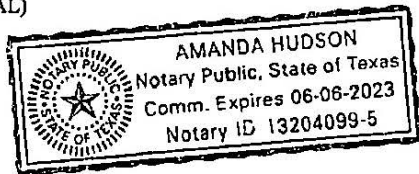
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 30th day of August 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023
Amanda Hudson
Printed Name and Notary Public

Grantor: FINANCE OF AMERICA MORTGAGE LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 22-05271

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

FILED

2022 SEP -1 AM 8:11

50
Rw 9/8/22

NOTICE OF TRUSTEE'S SALE

Quinn P. ...
COUNTY CLERK

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 24, 2016 and recorded under Clerk's File No. 2016120152, in the real property records of FORT BEND County Texas, with Jennica L Wilson, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jennica L Wilson, an unmarried woman securing payment of the indebtedness in the original principal amount of \$201,286.00 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 Jennica L Wilson. LAKEVIEW LOAN SERVICING LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

LOT 26, BLOCK 1 OF LONG MEADOW FARMS, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20040056 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/04/2022

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

50

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



Jeff Leva, Israel Curtis, Stephen Mayers, Colette Mayers, Kelly McDaniel, Leb Kemp, Traci Yeaman, Sandy Dasigenis, Lillian Poelker, Carl Meyers, Megan L. Randle, Ebbie Murphy, Matthew Hansen, Cary Corenblum, Clay Golden, Evan Press, Tim Worstell, Anna Sewart, Brian C. Mier, Carmen Muniz, Evelyn Johnson, John Sisk, Joshua Sanders, Samuel Daffin II, Vince Ross, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

FILED

51 2022 SEP -1 AM 8:12

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Quo Fisher
COUNTY CLERK
FORBES COUNTY TEXAS
PC 9/8/22

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 28, 2008 and recorded under Clerk's File No. 2008090136, in the real property records of FORT BEND County Texas, with Rajab K Ali, Joined herein Pro Forma by his spouse, Kulsum Rajab Ali as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Bank, DSB, its successors and assigns as Original Mortgagee.

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

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

Legal Description:

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

SALE INFORMATION

Date of Sale: 10/04/2022

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,"



51
"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, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

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

Executed on 08/29/2022.

/s/ Kelly Doherty SBOT No. 24118059, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name: _____

SANDY DASIGENIS

C&M No. 44-22-1404

52

FILED FOR RECORD
NO. _____ TIME 9:44 A.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SEP -1 2022 Rec 92090

Anna Richard
County Clerk Fort Bend Co. Texas

FORT BEND County
Deed of Trust Dated: August 24, 2018
Amount: \$373,450.00

Grantor(s): BIJU N JOSE and JUDY JOSE
Original Mortgagee: MORTGAGE X-CHANGE
Current Mortgagee: MATRIX FINANCIAL SERVICES CORP.

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

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

Recording Information: Document No. 2018098478

Legal Description: LOT FIFTY-TWO (52), IN BLOCK ONE (1), OF HARVEST GREEN SECTION TWELVE (12), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20160136 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: October 4, 2022 between the hours of 1:00 PM and 4:00 PM.
Earliest Time Sale Will Begin: 1:00 PM

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

JOHN SISK OR KELLY MCDANIEL, ISRAEL CURTIS, TIM WORSTELL, AARON CRAWFORD, THOMAS GILBRAITH, JOSHUA SANDERS, COLETTE MAYERS, JULIAN PERRINE, LEB KEMP, MATTHEW HANSEN, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, KEITH WOLFSHOHL, HELEN HENDERSON, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, EVAN PRESS OR CARY CORENBUM have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

Anthony Garcia
Anthony Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002507

Anna Sewart
Printed Name: Anna Sewart, Substitute Trustee
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

53

FILED FOR RECORD
NO. _____ TIME 9:44 P.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SEP -1 2022

Anna Richard
County Clerk Fort Bend Co. Texas
92090

FORT BEND County
Deed of Trust Dated: March 16, 2020
Amount: \$246,030.00
Grantor(s): JASON OWENS
Original Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP
Current Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP
Mortgagee Address: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047
Recording Information: Document No. 2020031884
Legal Description: LOT 7, BLOCK 3, OF SUNSET CROSSING SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20180214, MAP RECORDS OF FORT BEND COUNTY, TEXAS.


Date of Sale: October 4, 2022 between the hours of 1:00 PM and 4:00 PM.
Earliest Time Sale Will Begin: 1:00 PM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FORT BEND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

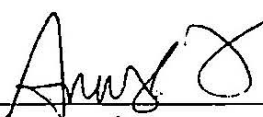
JOHN SISK OR KELLY MCDANIEL, ISRAEL CURTIS, TIM WORSTELL, AARON CRAWFORD, THOMAS GILBRAITH, JOSHUA SANDERS, COLETTE MAYERS, JULIAN PERRINE, LEB KEMP, MATTHEW HANSEN, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, KEITH WOLFSHOHL, HELEN HENDERSON, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, EVAN PRESS OR CARY CORENBLUM have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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


Anthony Adams Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002732


Printed Name: Anna Sewart, Substitute trustee
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

SELECT PORTFOLIO SERVICING, INC. (SPS)
BENFORD, LASANDRA L. AND TORRANCE W.
19810 MOSS BARK TRAIL, RICHMOND, TX 77469

CONVENTIONAL
Firm File Number: 10-000170

54

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 1, 2006, LASANDRA L BENFORD AND TORRANCE W BENFORD, as Grantor(s), executed a Deed of Trust conveying to STEVEN SAMFORD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE CIT GROUP/CONSUMER FINANCE, INC. (A DELAWARE CORPORATION) in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006052326, 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, October 4, 2022 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 The Fort Bend County Fairgrounds, TX to the highest bidder for cash. The sale will be conducted in Building C at 4310 Highway 36 South, Rosenberg TX 77471 of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT NINE (9) IN BLOCK TWO (2) OF WATERVIEW ESTATES, SECTION FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050162, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 19810 MOSS BARK TRAIL
RICHMOND, TX 77469
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION (AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION), AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE GSAMP TRUST 2006-HES MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HES
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

FILED FOR RECORD
NO _____ TIME 4:04 P.M.

SEP -1 2022

Laura Richard
County Clerk Fort Bend Co. Texas

rec
92090

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.

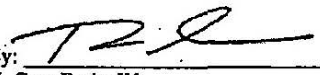
54

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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

Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day August 30, 2022.

By: 

H. Gray Burks IV
Texas Bar # 03418320

Ronny George
Texas Bar # 24123104

Grant Tabor
Texas Bar # 24027905

gburks@logs.com

rgeorge@logs.com

gtabor@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for U.S. Bank National Association (as successor-in-interest to Bank of America, N.A., as successor by merger to LaSalle Bank National Association), as trustee, on behalf of the holders of the GSAMP Trust 2006-HE5 Mortgage Pass-Through Certificates, Series 2006-HE5

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

SELECT PORTFOLIO SERVICING, INC. (SPS)
SUTTON, REMI
7019 GRANTS HOLLOW LANE, RICHMOND, TX 77469

CONVENTIONAL
Firm File Number: 15-022162

FILED FOR RECORD
NO. _____ TIME 7:44 P.M.

SEP -1 2022

County Clerk Fort Bend Co. Texas

55

Anna Richard 92090

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 14, 2004, REMI A SUTTON, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER 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 2004116654, 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, October 4, 2022 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 The Fort Bend County Fairgrounds to the highest bidder for cash. The sale will be conducted in Building C at 4310 Highway 36 South, Rosenberg TX 77471, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT TWENTY-SEVEN (27), IN BLOCK THREE (3), OF GRAND MISSION, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2559/B OF THE MAP OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

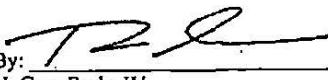
Property Address: 7019 GRANTS HOLLOW LANE
RICHMOND, TX 77469
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-10
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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

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

SUBSTITUTE TRUSTEE
Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day August 30, 2022.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com

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rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for The Bank of New York Mellon, f/k/a, the
Bank of New York as Trustee for CWABS, Inc., Asset-
Backed Certificates, Series 2004-10

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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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SELECT PORTFOLIO SERVICING, INC. (SPS)
MOORE, NAOMI AND JIMMIE
4014 OLD SETTLEMENT COURT, MISSOURI CITY, TX
77459

CONVENTIONAL
Firm File Number: 16-024222

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 30, 2005, NAOMI MOORE, JOINED HEREIN PRO FORMA BY HER HUSBAND, JIMMIE MOORE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RESMAE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2005123297, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, October 4, 2022 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 The Fort Bend County Fairgrounds to the highest bidder for cash. The sale will conducted in Building C at 4310 Highway 36 South, Rosendburg TX 77471, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

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

Property Address: 4014 OLD SETTLEMENT COURT
MISSOURI CITY, TX 77459
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED
HOLDERS OF J.P. MORGAN MORTGAGE ACQUISITION CORP. 2006-HE1, ASSET
BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-HE1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

FILED FOR RECORD
NO _____ TIME 9:44 P.M.

SEP -1 2022

Laura Richard
County Clerk Fort Bend Co. Texas

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.

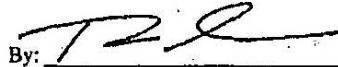
56

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

SUBSTITUTE TRUSTEE

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

WITNESS MY HAND this day August 30, 2022.

By: 

H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for U.S. Bank National Association, as Trustee,
in trust for registered holders of J.P. Morgan Mortgage
Acquisition Corp. 2006-HE1, Asset Backed Pass-Through
Certificates, Series 2006-HE1

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

NATIONSTAR MORTGAGE LLC (CXE)
JOHNSON, RACHEL
2119 LAWN CREST DRIVE, MISSOURI CITY, TX 77489

FHA 512-3415118-703
Firm File Number: 22-037814

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 12, 2019, RACHEL M. JOHNSON, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN AND GRAHAM, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE 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 2019062877, 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, October 4, 2022 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 The Fort Bend County Fairgrounds to the highest bidder for cash. The sale will be conducted in Building C at 4310 Highway 36 South, Rosenberg TX 77471, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT THIRTY (30), IN BLOCK THREE (3), OF MEADOW CREST, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 2567/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 2119 LAWN CREST DRIVE
MISSOURI CITY, TX 77489
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: UNITED WHOLESALE MORTGAGE, LLC.
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

FILED FOR RECORD
NO _____ TIME 9:44 AM

SEP -1 2022

Laura Richard 92090
County Clerk Fort Bend Co. Texas

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

SUBSTITUTE TRUSTEE

Jeff Leva, Sandy Dasigenis, Lillian Poelker, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day August 30, 2022.

By: 

H. Gray Burks IV

Texas Bar # 03418320

Ronny George

Texas Bar # 24123104

Grant Tabor

Texas Bar # 24027905

gburks@logs.com

rgeorge@logs.com

gtabor@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for UNITED WHOLESALE MORTGAGE, LLC.

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

NEW AMERICAN FUNDING (NAF)
RIVERA, DARIUS
24906 CLEARWATER WILLOW, RICHMOND, TX 77406

FHA 512-3256098-703-203B
Firm File Number: 22-038563

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 30, 2018, DARIUS RIVERA AND LEAH CHAMPAGNE RIVERA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING 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 2018133707, 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, October 4, 2022 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 The Fort Bend County Fairgrounds to the highest bidder for cash. The sale will be conducted in Building C at 4310 Highway 36 South, Rosenberg TX 77471, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT 10, BLOCK 1, SENDERO TRACT SEC 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20170118 OF THE MAP
AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Property Address: 24906 CLEARWATER WILLOW
RICHMOND, TX 77406
Mortgage Servicer: NEW AMERICAN FUNDING
Mortgagee: BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING
11001 LAKELINE BLVD.
NO. 325
AUSTIN, TX 78717

FILED FOR RECORD
NO _____ TIME 7:14 P.M.

SEP -1 2022 R

County Clerk Fort Bend Co. Texas
Jana Richard REC 92090

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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

Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day August 30, 2022.

By: 

H. Gray Burks IV

Texas Bar # 03418320

Ronny George

Texas Bar # 24123104

Grant Tabor

Texas Bar # 24027905

gburks@logs.com

rgeorge@logs.com

gtabor@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Broker Solutions Inc. dba New American
Funding

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

2022 SEP -1 PM 3:40

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Quinn Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS



STATE OF TEXAS §
COUNTY OF FORT BEND §

WHEREAS, the undersigned Substitute Trustee has been appointed by THOMAS ABRAHAM, the beneficiary under that certain Deed of Trust dated August 7, 2019, executed by RCCG- Jesus House Texas, Inc., and filed for record in the Official Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2019088607, on August 8, 2019; and

WHEREAS, the note owned and held by THOMAS ABRAHAM, has been accelerated and is due in full, and that said note is secured by the above-described Deed of Trust; and

WHEREAS, the undersigned Substitute Trustee has been appointed by THOMAS ABRAHAM, the beneficiary under that certain Deed of Trust dated August 7, 2019, executed by RCCG- Jesus House Texas, Inc., and filed for record in the Official Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2019088607, on August 8, 2019; and

WHEREAS, the undersigned Substitute Trustee(s) and THOMAS ABRAHAM both hereby acknowledge and encourage all applicable debtors to assert and protect their rights as a member of the armed forces of the United States. If a debtor or debtor's spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately;

NOW, THEREFORE, I will, as Substitute Trustee under the Deed of Trust in order to satisfy the indebtedness secured thereby, and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on October 4, 2022 (that being the first Tuesday of said month), at public auction to the highest bidder for cash, at the Fort Bend County Fairgrounds – Building C located at 4310 Highway 36 South, Rosenberg, Texas, 77471 said location having been

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designated by the County Commissioners' Court of Fort Bend County, Texas as more particularly described in Order of Commissioners Court recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 2020151449 (or such other location as may be designated by said County Commissioners' Court), between the hours of 10:00 a.m. and 4:00 p.m., the following described properties and all improvement thereon, to-wit:

Lot 13 of STAFFORD OAKS, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 255, Page 484 of the Deed Records of Fort Bend County, Texas.

EXECUTED this 1st day of September, 2022.

Sincerely,



Bryan T. Abraham, Esq.
Substitute Trustee

TRUSTEE DESIGNATED ON DEED OF TRUST

Jay C. Paxton
520 Post Oak Boulevard, Suite 700
Houston, Texas 77027

2022 SEP -6 PM 4:44

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Quintin P. Fisher
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

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

Date: October 4, 2022

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The Fort Bend County Fairgrounds - Building C located at 4310 Highway 36 South, Rosenberg, TX 77471, or at the area most recently designated by the Fort Bend County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale: 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," subject to any conditions or requirements set forth at the outset of the sale. THERE IS NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION.

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

Promissory Note (the "Note"):

Date: November 29, 2004

Principal: \$44,200.00

Maker: ARNOLD J. TOSCANO

Original Holder: FROST BANK f/k/a THE FROST NATIONAL BANK

Current Holder: CARTON SERVICE CORPORATION

Deed of Trust:

Date: November 29, 2004

Grantor: ARNOLD J. TOSCANO

Original Mortgagee: FROST BANK f/k/a THE FROST NATIONAL BANK

Current Mortgagee: CARTON SERVICE CORPORATION

Recording information: Recorded as Document Number 2004145689 on December 1, 2004 in the Official Public Records of Fort Bend County, Texas.

Assignment of Note and Lien:

Date: August 10, 2022

Assignee: CARTON SERVICE CORPORATION

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Property To Be Sold: The property to be sold (the "Property") is described as follows:

A TRACT OF LAND CONTAINING 10.000 ACRES (435,603 SQUARE FEET) BEING A PART OF A CERTAIN CALLED 84.2779 ACRE TRACT AND BEING OUT OF TRACT 25 OF THE KENDALL SUBDIVISION, SITUATED IN THE J. M. MCCORMICK SURVEY, ABSTRACT NO. 57, IN FORT BEND COUNTY, TEXAS. SAID 10.000 ACRE TRACT BEING THAT SAME TRACT OF LAND RECORDED IN FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2000013632 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND ATTACHED TO THE DEED OF TRUST.

Substitute Trustee: Alan McCabe, Mark Davis, Shelley Lazar, Diana Hernandez, John R. Resendez or Marci K. Liggett

Substitute Trustee's Address:

111 W. Houston St.
San Antonio, Texas 78205
Bexar County

Beneficiary: CARTON SERVICE CORPORATION

Beneficiary's Address:

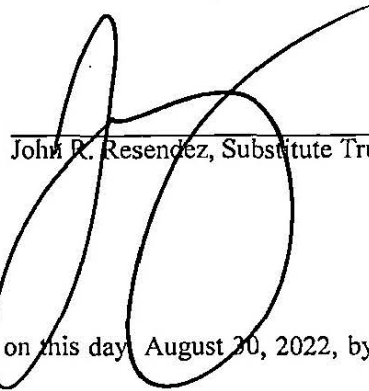
111 W. Houston St.
San Antonio, Texas 78205
Bexar County

Questions concerning the sale may be directed to the undersigned or to the Beneficiary at:

John R. Resendez
Marci K. Liggett
Fridge & Resendez PC
425 Soledad St., Ste. 600
San Antonio, TX 78205
Telephone: (210) 690-8000

Default and Request To Act: Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee to conduct this sale.

DATED August 30, 2022.




John R. Resendez, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this day August 30, 2022, by John R. Resendez, Substitute Trustee.





Notary Public, State of Texas

FILED

2022 SEP -7 PM 3: 18

Our Case No. 22-05271-FC

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

[Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

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Rec 936 54

THE STATE OF TEXAS
COUNTY OF FORT BEND

Deed of Trust Date:
April 8, 2020

Property address:
9423 SPARROW CREEK COURT
KATY, TX 77494

Grantor(s)/Mortgagor(s):
LIJUAN GUO AND JIANHUI XUE, AS WIFE AND
HUSBAND

LEGAL DESCRIPTION: LOT TWENTY-SEVEN (27), IN BLOCK ONE (1), OF CINCO RANCH SOUTHWEST,
SECTION FORTY-NINE (49), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20110062 OF THE PLAT RECORDS OF FORT BEND COUNTY,
TEXAS.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
FINANCE OF AMERICA MORTGAGE LLC

Date of Sale: OCTOBER 4, 2022

Property County: FORT BEND

Original Trustee: BRETT M SHANKS

Recorded on: April 13, 2020
As Clerk's File No.: 2020041807
Mortgage Servicer:
FINANCE OF AMERICA MORTGAGE LLC

Substitute Trustee:
Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel,
Israel Curtis, John Sisk, Clay Golden, Stephen Mayers,
Colette Mayers, Tim Worstell, Aaron Crawford, Thomas
Gilbraith, Joshua Sanders, Cary Corenblum, Matthew
Hansen, Evan Press, Auction.com, Jeff Leva, Sandy
Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack
Palmer, Sabrina Palmer, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **OCTOBER 4, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, August 30 2022

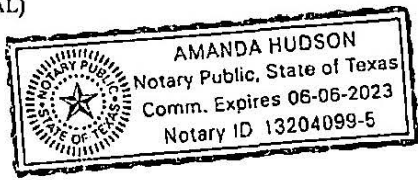
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 30th day of August 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 6-6-2023
Amanda Hudson
Printed Name and Notary Public

Grantor: FINANCE OF AMERICA MORTGAGE LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 22-05271

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

22TX267-0432
8515 ROCKMONT CT, MISSOURI CITY, TX 77489

FILED

2022 SEP -8 AM 8:15

62

NOTICE OF FORECLOSURE SALE

April Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

- Property:** The Property to be sold is described as follows:
- LOT FORTY-EIGHT (48), IN BLOCK SIX (6), OF CORRECTED PLAT OF QUAIL GLEN SUBDIVISION, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 8, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated July 31, 2018 and recorded on August 8, 2018 as Instrument Number 2018089615 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information:** October 04, 2022, 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 ABIODUN PROPERTIES LIMITED LIABILITY COMPANY secures the repayment of a Note dated July 31, 2018 in the amount of \$93,750.00. BANKUNITED N.A., whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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

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

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

Substitute Trustee(s): Carl Meyers, Leb Kemp, 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, Wayne Daughtrey, Sandy Dasigenis, Steve Leva, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Lillian Poelker, Megan L. Randle, Austin DuBois, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, SANDY DASIGENIS, declare under penalty of perjury that on the 8TH day of SEPTEMBER, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FORT BEND County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF TRUSTEE'S SALE

FILED

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Owner: HEIRS, DEVISEES AND/OR ESTATE REPRESENTATIVES OF THE ESTATE OF JUTURI SRIRAMKUMAR, DECEASED and ARCHANA UPPALA

Association: CityPlaza at Town Square Property Owners' Association, Inc., a Texas non-profit Corporation

Declaration: "Condominium Declaration for **CITYPLAZA AT TOWN SQUARE, A CONDOMINIUM**" recorded under Fort Bend County Clerk's File No. 2005010301 of the Official Public Records of Fort Bend County, Texas and all amendments thereto.

Trustee: Richard C. Lievens or Kristi A. Slaughter

Property: Condominium Unit No. 130, in **CITYPLAZA AT TOWN SQUARE, A CONDOMINIUM**, a Condominium Regime according to the Declaration recorded under Fort Bend County Clerk's File No. 2005010301 of the Official Public Records of Fort Bend County, Texas and all amendments thereto.

Date of Sale: October 4, 2022

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale pursuant to this Notice will occur is 10:00 a.m.

Place of Sale: Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 as designated by the Fort Bend County Commissioners Court as the area where sales pursuant to Section 51.002 of the Texas Property Code are to take place.


Pursuant to the Declaration, the Association was granted the authority to levy maintenance assessments and other charges against each property owner in the regime subject to the Declaration; which unpaid maintenance assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner, by the acceptance of his deed to the Property, expressly vested in the Association or its agents the right and power to enforce the Lien for unpaid maintenance assessments, by non-judicial foreclosure pursuant to Section 51.002 of the Texas Property Code (formerly Article 3810 of V.A.T.S.), as set forth in the Declaration. The Owner is in default in the payment of said maintenance assessments; and the Association has demanded payment of all delinquent amounts from Owner; and the Association intends to have the provisions of the Declaration enforced. The Association has appointed and directed the Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash. The sale pursuant to this Notice shall be made: (i) subject to any and all taxes, any other liens (which may or may not be in default) having priority over the Lien in favor of the Association; (ii) subject to all matters of record affecting the above described property, (iii) subject to any administration or probate proceedings now pending or hereafter commenced concerning Juturi Sriramkumar, Deceased and by Court orders relating thereto; and (iv) and with no warranty of title whatsoever.

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

EXECUTED in multiple originals this 7th day of September, 2022.


Richard C. Lievens or Kristi A. Slaughter, Trustee
9225 Katy Freeway, Suite 250, Houston, TX 77024

FILED

2022 SEP -8 PM 3: 23

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22TX373-0685
3610 SUNLIGHT SPRINGS STREET, RICHMOND, TX 77406

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

lit # 24105

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 12, BLOCK 7, MCCRARY MEADOWS SEC. 4, A SUBDIVISION LOCATED IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20190035, PLAT RECORDS, FORT BEND COUNTY, TEXAS

Security Instrument:

Deed of Trust dated November 21, 2019 and recorded on November 25, 2019 as Instrument Number 2019135412 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

October 04, 2022, 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 BAILIE SHYANNE GALLAGHER AND CHRISTOPHER ALAN GALLAGHER secures the repayment of a Note dated November 21, 2019 in the amount of \$228,070.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

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

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

Jonathan Andring

Anna Sewart

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

Substitute Trustee(s): Carl Meyers, Leb Kemp, 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, Wayne Daughtrey, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Austin DuBois, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Anna Sewart, declare under penalty of perjury that on the 8th day of September, 2024 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).

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

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2022 SEP - 8 PM 3:23
FILED
e94105

NOTICE OF FORECLOSURE SALE

5965-555
FORT BEND COUNTY, TEXAS
COO
COURT

1 THE PROPERTY TO BE SOLD
COMMONLY KNOWN AS

2910 CREEKWAY CIRCLE, MISSOURI CITY, TEXAS 77459

LEGAL DESCRIPTION

LOT 10, BLOCK 8, MEADOW CREEK SUBDIVISION SECTIONS 1 AND 4, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 12, OF THE DEED 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 SEPTEMBER 5, 2007

UNDER DOCUMENT# 2007111882

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

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

DATE

OCTOBER 4, 2022 /

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 RUTH E. VALDEZ and FRANCES KEEGAN, provides that it secures the payment of the indebtedness in the original principal amount of \$187,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, 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:

ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, STEVE LEVA, PATRICIA POSTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin

Annarose Harding
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

9/8/22

NAME

Anna Sewart, Substitute Trustee

Anna Sewart

TRUSTEE

FILED

2022 SEP -9 PM 12: 04

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

April Richard
COUNTY CLERK

194375

Assert and protect your rights as a member of the armed forces of the United States if you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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:** Vladimir M. Yoffe
- Lender:** Advancial Federal Credit Union.
- Note:** Texas Home Equity Note (Fixed Rate – First Lien) dated October 19, 2010 executed by Vladimir M. Yoffe, as maker, in the original principal amount of \$57,776.00 and delivered to Advancial Federal Credit Union, as payee.
- Deed of Trust:** Texas Home Equity Security Instrument (First Lien) dated October 19, 2010, executed by Vladimir M. Yoffe, as grantor, and recorded on January 5, 2011 at Clerk's Instrument No. 2011002014 of the Official Public Records of Fort Bend County, Texas.
- Property:** See **Exhibit "A"** which is attached hereto and is incorporated herein by reference for a description of the real property; 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 and which real property is commonly known by street address as 13916 Cravenridge Drive, Houston, Texas 77083.
- Original Trustee:** Advancial Federal Credit Union

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Substitute Trustee: Russell A. Devenport

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

Sale Date: October 4, 2022, which is the first Tuesday of said month.

Earliest Time For Sale: 1:00 o'clock p.m. on the Sale Date.

County: Fort Bend County, Texas.

Designated Sale Area: The foreclosure sale will be conducted at public auction at the Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South, Rosenberg, Texas 77471, or if the preceding described area is no longer the designated area for such sales, at the area most recently designated by the Fort Bend County Commissioner's Court to hold such sales in accordance with Texas Property Code §51.002

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

B. The 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 "Removal of Trustee and Appointment of Substitute Trustee," the Lender removed the Original Trustee and any other person or person previously appointed to act as the trustee or substitute trustee under the Deed of Trust, and 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 removal and appointment being in the manner authorized by the Deed of Trust. The 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.

E. On or about August 8, 2022, the Court signed an *Order Granting Final Summary Judgment*, in Cause No. 20-DCV-276462, styled *Advancial Federal Credit*

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Union, Plaintiff, vs. Liya P. Yoffe and the Unknown Heirs at Law of Vladimir M. Yoffe, Deceased, Defendants: In Re: 13916 Cravenridge Drive, Houston, Texas 77083; a certified copy of this Order was recorded at Clerk's Instrument Number 2022107131 in the Official Public Records of Fort Bend County, Texas and a true and correct copy of this Order is also attached hereto as **Exhibit "B."**

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 said Earliest Time for Sale.

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 PURCHASER.

Pursuant to § 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 Borrower, the Lender, the Lender's attorneys or the Substitute Trustee. In the event of any claim or action brought by any person including the purchaser resulting in invalidation of the sale and rescission of the Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Substitute Trustee and the sole and absolute remedy shall be the return to the purchaser of the consideration paid. The purchaser shall have no further recourse against the Borrower, the Substitute Trustee, the Lender or its attorneys.

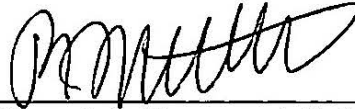
Notice is further given, that except to the extent that the Substitute Trustee may bind and obligate the Lender to warrant title to the Property under the Deed of Trust, pursuant to § 51.009 of the Texas Property Code, the Property will be sold in an "as is" and "where is" condition. Conveyance of the 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 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 § 9.604 of the Texas Business and Commerce Code, as amended.

EXECUTED on September 8, 2022.

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Substitute Trustee:



Russell A. Devenport, Substitute Trustee

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

Russell A. Devenport
777 Main Street, Suite 2700
Fort Worth, Texas 76102
Telephone (817) 336-8651

I:\06806\0191\1682531.DOC

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SITUATED IN THE COUNTY OF FORT BEND AND STATE OF TEXAS:

THE WESTERLY PORTION OF LOT 8, BLOCK 8, OF KEEGANS WOOD, SECTION 2, A SUBDIVISION IN HARRIS AND FORT BEND COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 1 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF CRAVENRIDGE DRIVE (50 FEET WIDE);

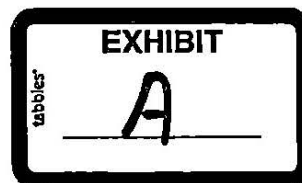
THENCE, NORTH 00 DEGREES 04 MINUTES 56 SECONDS EAST A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 89 DEGREES 36 MINUTES 56 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 00 DEGREES 23 MINUTES 04 SECONDS EAST, A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CRAVENRIDGE DRIVE;

THENCE, SOUTH 89 DEGREES 36 MINUTES 56 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CRAVENRIDGE DRIVE, A DISTANCE OF 55.94 FEET OF THE POINT OF BEGINNING AND CONTAINING 6,378.8 SQUARE FEET OF LAND. THIS DESCRIPTION IS BASED ON THE STANDARD LAND SURVEY AND PLAT PREPARED BY MARTIN T. ROE, REGISTERED PUBLIC SURVEYOR, ON APRIL 7, 1983.

Permanent Parcel Number: 4240-02-008-0080-907
VLADIMIR M. YOFFE



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Status and Fee Report of Attorney Ad Litem, the pleadings and affidavits on file with the Court, and all other pertinent evidence, and good cause appearing in the premises, finds that Plaintiff is entitled to the relief sought in Plaintiffs First Amended Original Petition and in Plaintiff's Motion for Summary Judgment, and that such motion should be granted in all respects. The Court further finds as follows:

- a. Vladimir M. Yoffe ("Decedent") died on or about May 17, 2016 and no probate proceeding or other proceeding to administer Decedent's estate was ever filed or initiated;
- b. Defendant, Liya P. Yoffe, was personally served with process and filed a pro se written response or answer herein on or about January 21, 2021;
- c. No Defendant who was personally served is in active military service;
- d. Defendants, the Unknown Heirs at Law of Vladimir M. Yoffe (collectively "Decedent's Unknown Heirs"), were served with citation by publication pursuant to an order of this Court. The citation, proof of service and the Publisher's Affidavit regarding service on Decedent's Unknown Heirs have each been on file with the Clerk of this Court at least ten days, excluding the date of filing and today;
- e. Mr. Colgin was appointed as Attorney Ad Litem pursuant to an order of this Court to represent Decedent's Unknown Heirs, and he filed a written answer on behalf of Decedent's Unknown Heirs;
- f. None of Decedent's Unknown Heirs at Law has appeared and identified themselves as an Heir at Law of Decedent, and no one has filed an answer or any pleading constituting an answer or entered an appearance



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herein, other than Defendant Liya P. Yoffe, and Mr. Colgin, as Attorney Ad Litem;

- g. The Court finds that Mr. Colgin exercised due diligence, as Attorney Ad Litem, that his requested fee of \$3,753.75 is reasonable and necessary with respect to the services provided, and that Mr. Colgin should be discharged as Attorney Ad Litem in this case;
- h. On or about October 19, 2010, Decedent executed, as maker, and delivered to Plaintiff, as payee, a Texas Home Equity Note (Fixed Rate-First Lien) ("Note"), which is a home equity loan as described under the Texas Constitution, Article XVI §50(a)(6);
- i. Plaintiff is the beneficiary under a Texas Home Equity Security Instrument (First Lien), executed by Decedent as grantor on or about October 19, 2010 and recorded on January 5, 2011 at Clerk's Instrument No. 2011002015, in the Real Property Records of Fort Bend County, Texas ("Deed of Trust");
- j. The real property which was given as security for the benefit of Plaintiff under the Deed of Trust is commonly known by street address of 13916 Cravenridge Drive, Houston, Texas 77083, and described more particularly in Exhibit "A" attached hereto (the "Property");
- k. The Note and Deed of Trust are in default and Plaintiff, as the beneficiary and the current owner and holder of the Note and Deed of Trust, is entitled to enforce the Note and Deed of Trust;



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- I. At the time of Decedent's death, Decedent was vested with title to and possession of the Property; and
- m. All of Decedent's Heirs at Law have been made Defendants to this suit, and, immediately after Decedent's death, Defendant, pro se, Liya P. Yoffe, as Decedent's sole Heir at Law, was vested with all of Decedent's right, title and interest in and to the Property, subject to the indebtedness under the Note and the liens against the Property granted under the Deed of Trust.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that:

1. Defendant, pro se, Liya P. Yoffe is the sole Heir At Law of Decedent, Vladimir M. Yoffe and is vested with all of Decedent's right, title and interest in the Property commonly known as 13916 Cravenridge Drive, Houston, Texas 77083, and which is more particularly described in the **Exhibit "A"** attached hereto;
2. Plaintiff has a valid and enforceable lien on the Property by way of the Deed of Trust;
3. The lien on the Property in favor of Plaintiff shall be enforced by a non-judicial foreclosure sale held in accordance with the terms and conditions of the Note, Deed of Trust and Texas Prop. Code § 51.002;
4. This Order Granting Final Summary Judgment serves as an Order of Foreclosure authorizing Plaintiff, its successors and assigns, to proceed with foreclosure pursuant to the Deed of Trust, Texas Prop. Code § 51.002 and also satisfies the requirements of Tex. Const. art. XVI, § 50(a)(6);



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5. Plaintiff may communicate with all parties to this suit and all third parties reasonably necessary to serve notice of and to conduct the foreclosure sale;

6. Any further notice that remains to be provided under the terms of the Note and Deed of Trust or § 51.002 of the Texas Property Code in connection with the non-judicial foreclosure sale of the Property, including the written notice of the date, time and place of the foreclosure sale of the Property, shall be provided to Defendant Liya P. Yoffe at the Property address of 13916 Cravenridge Drive, Houston, Texas 77083 and also at her residence address of 1102 Misty Lake Drive Sugar Land, Texas 77498, along with a copy of this Order Granting Final Summary Judgment. No notice in connection with the non-judicial foreclosure sale of the Property shall be required to be provided to the Unknown Heirs at Law of Decedent or to Mr. Colgin, the attorney Ad Litem herein;

7. Plaintiff shall file a certified copy of this Order Granting Final Summary Judgment in the real property records of Fort Bend County, Texas within ten (10) business days after the entry of this Order Granting Final Summary Judgment; however, failure to timely record this Order Granting Final Summary Judgment shall not affect the validity of the foreclosure or defeat the presumption of Tex. Const. Art. XVI § 50(i);

8. Upon the sale of the Property at the non-judicial foreclosure sale, all Defendants, including Decedent's Unknown Heirs, will be divested of all right, title and interest in and to the Property, and the purchaser at the non-judicial foreclosure sale shall be vested with all right, title and interest in and to the Property;



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9. After the non-judicial foreclosure is held, if the Property remains occupied after this Order Granting Final Summary Judgment becomes final and the Plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property, and in favor of Plaintiff, including its successors and assigns, in accordance with TEX. R. CIV. P. 310;

10. No personal liability or deficiency under the Note or Deed of Trust shall be asserted against any Defendant, including Liya P. Yoffe, or against the putative estate of the Decedent;

11. Mr. Colgin is hereby discharged as Attorney Ad Litem in this case and Plaintiff shall pay the fees and expenses regarding the services of Mr. Colgin, as Attorney Ad Litem, as costs of court, which the Court finds to be in the total amount of \$3,753.75;

12. Plaintiff is allowed all such other writs and process as may be necessary in the enforcement of this Order Granting Final Summary Judgment;

13. All costs of court are taxed against the party incurring same; and

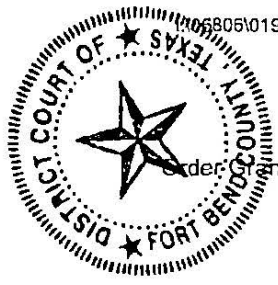
14. All relief not expressly granted is hereby denied.

This Judgment finally disposes of all parties and claims and is appealable.

SIGNED on 8/8/2022, 2022.

[Handwritten Signature]

JUDGE PRESIDING



6806101911656328.DOC

Order Granting Final Summary Judgment

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Exhibit "A"

Legal Description

SITUATED IN THE COUNTY OF FORT BEND AND STATE OF TEXAS:

THE WESTERLY PORTION OF LOT 8, BLOCK 8, OF KEEGANS WOOD, SECTION 2, A SUBDIVISION IN HARRIS AND FORT BEND COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 1 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF CRAVENRIDGE DRIVE (50 FEET WIDE);

THENCE, NORTH 00 DEGREES 04 MINUTES 56 SECONDS EAST A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

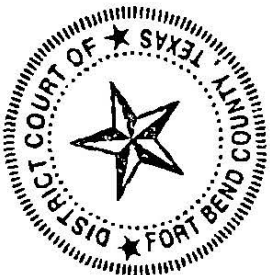
THENCE, NORTH 89 DEGREES 36 MINUTES 56 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 00 DEGREES 23 MINUTES 04 SECONDS EAST, A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CRAVENRIDGE DRIVE;

THENCE, SOUTH 89 DEGREES 36 MINUTES 56 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CRAVENRIDGE DRIVE, A DISTANCE OF 55.94 FEET OF THE POINT OF BEGINNING AND CONTAINING 6,378.8 SQUARE FEET OF LAND. THIS DESCRIPTION IS BASED ON THE STANDARD LAND SURVEY AND PLAT PREPARED BY MARTIN T. ROE, REGISTERED PUBLIC SURVEYOR, ON APRIL 7, 1983.

Permanent Parcel Number: 4240-02-008-0080-907
VLADIMIR M. YOFFE

13916 CRAVENRIDGE DRIVE, HOUSTON TX 77083



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Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Kerri Reed on behalf of Randyl Meigs

Bar No. 13909100

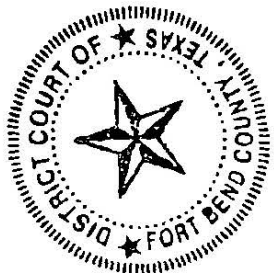
kreed@mcdonaldlaw.com

Envelope ID: 67021259

Status as of 8/5/2022 3:26 PM CST

Associated Case Party: Advancial Federal Credit Union

Name	BarNumber	Email	TimestampSubmitted	Status
Randyl Meigs		rmeigs@mcdonaldlaw.com	8/5/2022 3:11:24 PM	SENT
Randyl Meigs		rmeigscourtfilings@gmail.com	8/5/2022 3:11:24 PM	SENT



Cele

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Kerri Reed on behalf of Randy Meigs

Bar No. 13909100

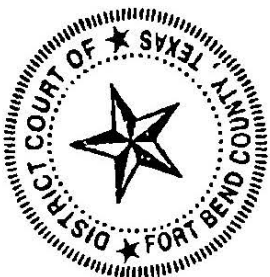
kreed@mcdonaldlaw.com

Envelope ID: 67021259

Status as of 8/5/2022 3:26 PM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Russell Devenport		rad@mcdonaldlaw.com	8/5/2022 3:11:24 PM	SENT
Kerri Reed		kreed@mcdonaldlaw.com	8/5/2022 3:11:24 PM	SENT



Automated Certificate of eService

166

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Kerri Reed on behalf of Randy Meigs

Bar No. 13909100

kreed@mcdonaldlaw.com

Envelope ID: 67021259

Status as of 8/5/2022 3:26 PM CST

Associated Case Party: The Unknown Heirs at Law of Vladimir M. Yoffe, Deceased

Name	BarNumber	Email	TimestampSubmitted	Status
William Madison Colgin IV		will@scdlawpllc.com	8/5/2022 3:11:24 PM	SENT

BEVERLEY MCGREW WALKER, District Clerk of Fort Bend County, Texas, do hereby certify that the foregoing is a true, correct and full copy of the instrument herein set out as appears of record in the District Court of Fort Bend County, Texas.

This 10th day of August 20 22



BEVERLEY MCGREW WALKER
By Brenda Newsome Deputy

W6

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

August 16, 2022 12:08:17 PM



FEE: \$52.00 DP2

2022107131

FILED

2022 SEP -9 PM 3: 36

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

Handwritten signature and stamp: "FORT BEND COUNTY, TEXAS"

Handwritten initials: "MSS"

Deed of Trust ("Deed of Trust")

Dated: December 4, 2017
Grantor: David Balzen, 10614 Fasig Tipton Lane, Richmond, Texas 77407
Current Holder: Yellow Rose Mortgage Co., Inc. 1500 S. Dairy Ashford Rd, Suite 325 Houston, Texas 77077
Trustee: Harold N. May
Recorded: Fort Bend County Clerk's File No. 2017132819 in the Real Property Records of Fort Bend County, Texas on December 4, 2017.
Legal Description: See attached Exhibit "A".
Secures: That certain Promissory Note (the "Note") dated December 4, 2017 in the original principal amount of \$78,500.00 executed by David Balzen. (referred to herein as the "Borrower"), transferred, assigned, and payable to Yellow Rose Mortgage Co., Inc. (the "Assignee").

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

See attached Exhibit A.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated December 4, 2017, recorded under Fort Bend County Clerk's File No. 2017132819 in the Real Property Records of Fort Bend County, Texas on December 4, 2017.

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

Date: October 4, 2022.

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Time: As required, the sale will be held between the hours of 10:00 a.m. and 4:00 p.m. The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: The sale will be held at the Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, TX 77471; or, if the preceding area is no longer the designated area, in the area designated by the Fort Bend County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting Assignee 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. Pursuant to the deed of trust, the Assignee has the right to direct the Trustee or Substitute Trustee to sell the property in or more parcels and/or to sell all or only part of the property. ***Please note that Assignee has elected to pursue foreclosure upon all of the Property described in the Deed of Trust at this sale.*** Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided under the deed of trust.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

Pursuant to section 51.9975 of the Texas Property Code, the Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

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1/17

Harold N. May
Harold "Hap" May, PC
1500 S. Dairy Ashford, Suite 325
Houston, Texas 77077
Phone: (281) 407-5609
Fax: (832) 201-7675

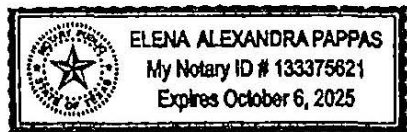
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Harold N. May, individually, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

SWORN TO AND SUBSCRIBED before me on this 9th day of September, 2022.



Notary Public, State of Texas



After Recording Please Return To:
Harold "Hap" May, P.C.
1500 South Dairy Ashford. Rd
Suite 325
Houston, Texas 77077

[Signature Page for Notice of Trustee's Sale – David Balzen and Yellow Rose Mortgage Co., Inc.]

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EXHIBIT "A"
Legal Description

Lot 7, Block 2, DEL WEBB-RICHMOND, SECTION ONE-C, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20110088, Plat Records, Fort Bend, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED 68

2022 SEP 12 AM 8:18

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

Matter No.: 105709-TX

Date: August 30, 2022

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: CARL Y. THOMAS, SR AND ALVIRITA MAXINE THOMAS,
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: CITIZENS NATIONAL BANK

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA
TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR BANTAM FUNDING TRUST 2018-1

MORTGAGE SERVICER: PLANET HOME LENDING, LLC

DEED OF TRUST DATED 11/23/1993, RECORDING INFORMATION: Recorded on 3/16/1994, as Instrument No. 9417973 in Book 2635 Page 1005 This Security Instrument was originally Recorded in the erroneous County of Harris, TX as Instrument # P580425; 194-48-2465, on 12/01/1993 and later modified by a loan modification agreement recorded as Instrument 2018129314 on 11/20/2018 and later modified by a loan modification agreement recorded as Instrument 2022057811 on 04/27/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SIXTEEN (16), IN BLOCK THIRTEEN (13), OF STAFFORD RUN, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO(S). 605/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/4/2022, 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.

PLANET HOME LENDING, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BANTAM FUNDING TRUST 2018-1 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BANTAM FUNDING TRUST 2018-1
c/o PLANET HOME LENDING, LLC



Matter No.: 105709-TX


321 Research Parkway Ste 303
Meriden, CT 06450

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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

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

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

NOTICE OF SUBSTITUE TRUSTEE'S FORECLOSURE SALE

September 12, 2022

2022 SEP 12 AM 8:18

FILED 69

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

Deed of Trust:

Dated: March 31, 2020
Original Grantor: Deric R. Epps, Sr.
Trustee: Michael E. Gillman
Lender: Wildcat Lending Fund One, LP, a Texas limited partnership
Recorded In: Fort Bend County, Texas Deed Records under Instrument No. 2020040624 Secures: Real Estate Lien Note in the original principal amount of \$365,500, executed by Deric R. Epps, Sr. (whether one or more, "Borrower"), dated March 31, 2020 (the "Note").

Property:

The property includes all real property, personal property, and fixtures set forth in the Deed of Trust, including, without limitation, the property described as follows (collectively, the "Property"):

Lot 1, Block 4, Replat of Sugar Creek, Section One, an Addition to Fort Bend County, Texas, According to the Map or Plat thereof Recorded in Volume 7, Page 10, Map/Plat Records of Fort Bend County, Texas.

More commonly known as: 2702 Fairway Dr.
Sugarland, TX 77478.

Foreclosure Sale:

Date: Tuesday, October 4, 2022

Time: The Foreclosure Sale will be held between the hours of 1:00 P.M. and 4:00 P.M. local time. The Foreclosure Sale will begin no earlier than 1:00 P.M. or not later than three hours thereafter.

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.



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 Wildcat Lending Fund One, LP, a Texas limited partnership may's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 69

Substitute Trustee:

The original Trustee has been removed, and the following persons have been appointed Substitute Trustees: Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva (each, a "Substitute Trustee"). Said appointment is authorized by the Deed of Trust. Notice is given that, before the Foreclosure Sale, another person may be appointed as substitute trustee to conduct the Foreclosure Sale, and any of the foregoing Substitute Trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof. The address of the substitute trustee is 4600 Fuller Avenue, Suite 400, Irving, TX 75038.

Default:

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

Formal notice is hereby given of Lender's election to proceed against and sell the Property in accordance with Wildcat Lending Fund One, LP'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, 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 for any reason, and chooses to repost the Property for a nonjudicial foreclosure sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS" without any expressed or implied warranties, except as to the warranties (if any) provided for by Grantor 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 Foreclosure Sale.

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Dated: SEPTEMBER 12, 2022



Substitute Trustee SANDY DASIGENIS
4600 Fuller Ave., Ste. 400
Irving, TX 75038

NOTICE OF TRUSTEE'S SALE

10

DEED OF TRUST INFORMATION:

Grantor(s)	Helen Arterberry	Deed of Trust Date	September 15, 2020
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for CalCon Mutual Mortgage, LLC dba OneTrust Home Loans, its successors and assigns	Original Principal	\$201,188.00
Recording Information	Instrument #: 2020126542 in Fort Bend County, Texas	Original Trustee	Benjamin Carpenter
Property Address	7709 Country Space Loop South, Richmond, TX 77469	Property County	Fort Bend

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Servis One, Inc. dba BSI Financial Services	Mortgage Servicer	BSI Financial Services
Current Beneficiary	Servis One, Inc. dba BSI Financial Services	Mortgage Servicer Address	1425 Greenway Drive, Suite 400, Irving, TX 75038

SALE INFORMATION:

Date of Sale	10/04/2022 ✓
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. County Courthouse 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	Jack Palmer, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbraith, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Patricia Poston, Mo Taherzadeh, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

2022 SEP 12 AM 10:08

FILED

Rec # 94740

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT TEN (10), IN BLOCK TWO (2), OF VACEK COUNTRY MEADOWS, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20190083 OF THE MAP 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.

NOTICE OF TRUSTEE'S SALE

10

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

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

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

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

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

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

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

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

Dated September 9, 2022.

/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

11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2022 SEP 12 PM 12:30

STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

DEED OF TRUST:

Date: October 9, 2018
Grantor: Fahad Naveed and Sana Irshad
Original Beneficiary: BancorpSouth Bank
Trustee: Don W. Ledbetter, PLLC
Recording Info: Clerk's File No. 2018116990 of the Real Property Records of Fort Bend County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger
SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Lot 8, Block 1, Telfair Section 20, a Subdivision in Fort Bend County, Texas, according to the Map or Plat recorded in Plat No. 20080193, Plat Records of Fort Bend County, Texas.

DATE OF SALE: Tuesday, October 4, 2022 ✓
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Fort Bend County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Fort Bend County Courthouse, or, if there is no such entrance, then at the west wall of the Fort Bend County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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

DATED: September 12, 2022

[Signature]
Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

11

CAUSE NO. 22-DCV-293300

In Re: Order for Foreclosure
Concerning
718 MOSS HAMMOCK WAY
SUGAR LAND, TX 77479
Under Tex. R. Civ. P. 736

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IN THE DISTRICT COURT

Petitioner:
CADENCE BANK F/K/A
BANCORPSOUTH BANK

FORT BEND COUNTY, TEXAS

Respondents:
FAHAD NAVEED AND SANA IRSHAD

268th JUDICIAL DISTRICT

ORDER TO PROCEED WITH NOTICE OF FORECLOSURE
SALE AND FORECLOSURE SALE

On this day, the Court considered the TEX. R. CIV. P. 736 Application for Home Equity Foreclosure Order filed by CADENCE BANK F/K/A BANCORPSOUTH BANK, its successors and assigns (hereinafter "Petitioner"). The Court has determined that it has jurisdiction over this matter and the parties in this proceeding. The Court is of the opinion that said Application should be granted. The Court finds:

1. Petitioner is CADENCE BANK F/K/A BANCORPSOUTH BANK, its successors and assigns.
2. Petitioner's address is 2778 W. Jackson Street, Bldg C, 2nd Floor, Tupelo, MS, 38801.
3. Respondent, whether singular or plural, is:

Fahad Naveed
718 Moss Hammock Way
Sugar Land, TX 77479

Sana Irshad
718 Moss Hammock Way
Sugar Land, TX 77479

Fahad Naveed
10700 Stancliff Road
Houston, TX 77099

Sana Irshad
10700 Stancliff Road
Houston, TX 77099



ROUTED TO COURT 7/12/2022 AA
RT'D TO D. CLERK 08/09/22 vv

Electronic Certified Copy

4. The property encumbered by the lien sought to be foreclosed is commonly known as 718 Moss Hammock Way, SUGAR LAND, TX 77479.

5. The legal description of the property encumbered by the lien sought to be foreclosed is:

LOT 8, BLOCK 1, TELFAIR SECTION 20, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT NO. 2008193, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

6. The recording or indexing information for the lien to be foreclosed is: Instrument Number 2014-00001657, and recorded in the real property records of Fort Bend County, Texas.

7. The type of lien listed in Rule 735 sought to be foreclosed is a home equity loan under TEX.CONST. art. XVI, § 50(a)(6).

8. The name of each person obligated to pay the loan agreement, contract, or lien sought to be foreclosed is: FAHAD NAVEED and SANA IRSHAD.

9. The name of each mortgagor, if any, of the lien sought to be foreclosed, if any, of the lien sought to be foreclosed who is not a maker or assumer of the underlying debt is: SANA IRSHAD.

10. There is a monetary default under the terms of the loan agreement, contract, or lien sought to be foreclosed as reflected more particularly below:

- i. As of April 27, 2022, the number of unpaid scheduled payments was fifteen (15).
- ii. As of April 27, 2022, the amount required to cure the default was \$122,705.03.
- iii. As of April 27, 2022, the amount required to pay off the loan agreement, contract or lien was \$1,011,285.89, plus fees and costs.



11. The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and that the opportunity to cure has expired.

12. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

13. The Court further finds that this is an *in rem* proceeding; that the Application filed by Petitioner complies with Rule 735 and 736 of the Texas Rules of Civil Procedure; that Respondent has not previously filed a Response or the Response was deemed insufficient; that a copy of the required Notice with Certificate of Service has been on file with the Clerk of the Court for at least ten (10) days, exclusive of the date of filing; that Petitioner has met its burden of proof as to the elements of Rule 736; and that Petitioner should proceed with foreclosure of the Property under the terms of the Security Instrument and TEX.PROP. CODE § 51.002.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner, its successors and assigned, may proceed with the foreclosure of the property located at 718 Moss Hammock Way, Sugar Land, TX 77479, and described as follows:

LOT 8, BLOCK 1, TELFAIR SECTION 20, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT NO. 2008193, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

under the terms of the Texas Home Equity Security Instrument and TEX.PROP. CODE § 51.002.

All other relief not granted herein is denied.

SIGNED this the 1 day of August, 2022.



[Handwritten Signature]

JUDGE PRESIDING 8/9/2022

[Handwritten Signature]
8/11/2022

Electronic Certified Copy

71

APPROVED AS TO FORM AND ENTRY REQUESTED:

BADGER LAW, PLLC

By: 

Bruce M. Badger
State Bar No.: 01498700
Travis C. Badger
State Bar No.: 24082646
3400 Avenue H, 2nd Floor
Rosenberg, TX 77471
Telephone: (281) 633-9900
Facsimile: (281) 633-9916
E-mail: tcb@badgerlawoffice.com
ATTORNEYS FOR PETITIONER

I, BEVERLEY MCGREW WALKER, District Clerk of Fort Bend County, Texas, do hereby certify that the foregoing is a true, correct and full copy of the instrument herein set out as appears of record in the District Court of Fort Bend County, Texas.

This 22nd day of August 20 22



BEVERLEY MCGREW WALKER

By:  Deputy
Jada Newsome

Electronic Certified Copy

FILED

12

2022 SEP 12 PH 3:48

5222 KENTON PL LN
FULSHEAR, TX 77441

Quinn P. Shind
COUNTY CLERK
FORT BEND COUNTY TEXAS

00000008531816
K25088

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: October 04, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 04, 2015 and recorded in Document CLERK'S FILE NO. 2015087894; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019031541 real property records of FORT BEND County, Texas, with KEVIN WALKER AND CARLA A WALKER AND LYLA WALKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN WALKER AND CARLA A WALKER AND LYLA WALKER, securing the payment of the indebtednesses in the original principal amount of \$308,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEW RESIDENTIAL MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



72

5222 KENTON PL LN
FULSHEAR, TX 77441

0000008531816

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

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



Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on September 12, 2022 filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Anna Sewart, Substitute Trustee

Date: 9/12/22

5222 KENTON PL LN
FULSHEAR, TX 77441

72

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0000008531816

FORT BEND



LOT 13, BLOCK 1, OF CREEK BEND AT CROSS CREEK RANCH, SECTION 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120148, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

73

2022 SEP 12 PM 3:48

Rec 95088

10102 ELDER MILL LN
SUGAR LAND, TX 77478

Shirley P. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

00000008705188

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: October 04, 2022

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 31, 2003 and recorded in Document CLERK'S FILE NO. 2004002081 real property records of FORT BEND County, Texas, with VALERIE M BROWN AND TIMOTHY BROWN, grantor(s) and ARGENT MORTGAGE COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VALERIE M BROWN AND TIMOTHY BROWN, securing the payment of the indebtednesses in the original principal amount of \$200,725.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CHASE MORTGAGE HOLDINGS, INC. S/B/M TO JPMC SPECIALTY MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



10102 ELDER MILL LN
SUGAR LAND, TX 77478

73

0000008705188

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

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

Il sb

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on September 12, 2022 filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

Anna Sewart

Declarants Name: Anna Sewart, Substitute Trustee

Date: 9/12/22

10102 ELDER MILL LN
SUGAR LAND, TX 77478

00000008705188

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00000008705188

FORT BEND



LOT TWENTY-SEVEN (27), IN BLOCK ONE (1), OF WOODBRIDGE OF FORT BEND COUNTY, SEC. 15, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 2408/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2022 SEP 12 PM 3:48

Kac 95088

74

2730 ORLEANS WAY
MISSOURI CITY, TX 77459

0000009577149

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
FORT BEND COUNTY, TEXAS

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

1. Date, Time, and Place of Sale.

Date: October 04, 2022

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 19, 2016 and recorded in Document CLERK'S FILE NO. 2016007892 real property records of FORT BEND County, Texas, with MELANIE HARRELL LAVIGNE AND RAYMOND N. LAVIGNE JR., grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MELANIE HARRELL LAVIGNE AND RAYMOND N. LAVIGNE JR., securing the payment of the indebtednesses in the original principal amount of \$329,670.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



2730 ORLEANS WAY
MISSOURI CITY, TX 77459

14

0000009577149

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

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



Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on September 12, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Anna Sewart, Substitute Trustee

Date: 9/12/22

2730 ORLEANS WAY
MISSOURI CITY, TX 77459

00000009577149

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FORT BEND



LOT FORTY-FOUR (44), IN BLOCK ONE (1), OF FINAL PLAT SIENNA VILLAGE OF DESTREHAN SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20140291 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2022 SEP 12 PH 3:48

for 95088 75

8910 MILBY ST
NEEDVILLE, TX 77461

0000009580465

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

NOTICE OF [SUBSTITUTED] 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: October 04, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 13, 2008 and recorded in Document CLERK'S FILE NO. 2008050605; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2021032965 real property records of FORT BEND County, Texas, with DELORES WILKERSON, grantor(s) and WALTER MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DELORES WILKERSON, securing the payment of the indebtednesses in the original principal amount of \$26,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



8910 MILBY ST
NEEDVILLE, TX 77461

75
0000009580465

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT OR PATRICIA POSTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on September 12, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.



Declarants Name: Anna Sewart, Substitute Trustee

Date: 9/12/22

8910 MILBY ST
NEEDVILLE, TX 77461

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0000009580465

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FORT BEND



LOT NO. 15, BLOCK THREE (3), ADDITION THREE (3) TO VALKA BROTHERS, 21.5 ACRE SUBDIVISION OUT OF THE JOHN AND WILLIE VALKA ORIGINAL 160 ACRE TRACT, ABSTRACT 477, IN SECTION 26, H.&T.C. R.R. CO. SURVEY, FORT BEND COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN A DEED FROM WILLIE VALKA TO WILLIE ROBINSON AND WIFE, BETTIE ROBINSON FOUND IN VOL. 385, PAGE 221 OF DEED RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2022 SEP 12 PM 3:48

Paul R. Reed
COUNTY CLERK
FORT BEND COUNTY TEXAS

Per 95088

76

7622 TIBURON TRAIL
SUGAR LAND, TX 77479

00000009584210

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: October 04, 2022

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 24, 2006 and recorded in Document INSTRUMENT NO. 2006036634 real property records of FORT BEND County, Texas, with SIKE AKHIONBARE, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SIKE AKHIONBARE, securing the payment of the indebtednesses in the original principal amount of \$272,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BARCLAYS MORTGAGE TRUST 2021-NPL1, MORTGAGE-BACKED SECURITIES, SERIES 2021-NPL1, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o GREGORY FUNDING LLC
P.O. BOX 230579
TIGARD, OR 97281



7622 TIBURON TRAIL
SUGAR LAND, TX 77479

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT OR PATRICIA POSTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is Anna Sewart, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on September 12, 2022 I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

Anna Sewart

Declarants Name: Anna Sewart, Substitute Trustee

Date: 9/12/22

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SUGAR LAND, TX 77479

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FORT BEND



LOT 22, BLOCK 1, AMENDING PLAT OF GREATWOOD SHORES, SECTION THREE (3), LOT 21 & 22, BLOCK 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1623/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

11

WHEREAS, on September 02, 2021, W.L. HOUSTON'S BUSINESS INVESTMENTS LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$287,700.00, payable to the order of LJC Financial, LLC, which Deed of Trust is recorded under Clerk's File No. 2021156249 in the Real Property Records of Fort Bend County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot One (1), in Block Two (2), of SIENNA VILLAGE OF SHIPMAN'S LANDING, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1739/ A & B of the Plat Records of Fort Bend County, Texas, commonly known as 3402 Crosby Landing, Missouri City, Texas, 77459; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jeff Leva, Sandy Dasigenis, Steve Leva, Clifford D. Harmon, Shana Murphy and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and


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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, October 04, 2022**, being the first Tuesday of such month, at the county courthouse of **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Fort Bend County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 p.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, October 04, 2022**.

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

WITNESS my hand as of September 13, 2022.


Signature
SANDY DASIGENIS, Substitute Trustee
Printed Name

Matter No. 1606
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.


CLERK COUNTY CLERK
FORT BEND COUNTY TEXAS

2022 SEP 13 AM 8:22

FILED

78

NOTICE OF TRUSTEE'S SALE

September 9, 2022

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

DEED OF TRUST ("Deed of Trust"):

Dated: May 27, 2020
Grantor: **DUNG MY PHAM**
Trustee: Loan T. Tran
Lender: TAN VAN TRAN

Recorded in: Official Public Records of Real Property of FORT BEND County Texas under file No. **2020065305**

Property: Lot Eight (8) in Block One (1) of LIBERTY RIDGE, SECTION TWO (2), a subdivision of 10.50 acres of land situated in the William Neel Survey, Abstract No. 64, in the City of Missouri City, Fort Bend County Texas, according to the map or plat thereof recorded in Plat No. 20190179 of the Plat Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 2511 Remembrance Circle, Missouri City, TX 77489

Secures: Promissory Note executed May 27, 2020 ("Note") in the original principal amount of \$200,000.00, executed by **DUNG MY PHAM** ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Trustee(s): Loan T. Tran
9750 Bellaire Blvd, Ste 299, Houston, TX 77036

FORECLOSURE SALE:

Date: Tuesday, October 4, 2022 ✓
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.**

Official Public Records of Real Property of FORT BEND COUNTY TEXAS

2022 SEP 13 AM 9:45

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WHEREAS a default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust.

WHEREAS Lender has requested 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, 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, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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/Khanh T. Vo
Khanh T. Vo
Attorney for Lender
State Bar No.: 24086871
kvo@vophamlaw.com
9750 Bellaire Blvd Ste 299, Houston, Texas 77036
Phone: 713-271-8886
Fax: 713-271-8897

NOTICE OF TRUSTEE'S SALE

Date: September 8, 2022

Lien for Unpaid Assessments

Owner(s): **ELDOFA LLC**

Property: LOT FIFTY-FOUR (54), BLOCK ONE (1), LEXINGTON POINT, SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO 827/B, MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 4103 BLUESTONE COURT, MISSOURI CITY, TEXAS 77459 (THE "PROPERTY").

FILED

2022 SEP 13 PH 1:32

K# 95400

[Handwritten Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded on April 15, 1987 under County Clerk's File Number 8721453 in the Official Public Records of Real Property of Fort Bend County, Texas, and any and all amendments and/or supplements thereto, LEXINGTON POINT COMMUNITY ASSOCIATION, INC. ("The Association") may bring an action at law against the Owner personally obligated to pay the assessments, or foreclose the lien on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate and Samantha Sears of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) Tuesday, **October 4, 2022.**

Time of Sale: No earlier than 11:00 AM and no later than 2:00 PM.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

ELDOFA LLC, upon property owned by it 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, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$2,500.00 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.

[Handwritten Signature]
Terry H. Sears, Trustee for Lexington Point Community Association, Inc.

FILED

NOTICE OF TRUSTEE'S SALE

2022 SEP 13 PM 1:32

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R#95400

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Quinn Roberts
COUNTY CLERK
FORT BEND COUNTY TEXAS

Date: August 19, 2022

Lien for Unpaid Assessments

Owner(s): **WILLIAM BYRD**

Property: **LOT THIRTY-THREE (33). IN BLOCK ONE (1), A FINAL PLAT OF KINGDOM HEIGHTS, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20060032, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 6131 CARNABY LANE, ROSENBERG, TEXAS 77471, (the "PROPERTY").**

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File Number 2007006512 and filed on January 16, 2007 in the Official Public Records of Real Property of Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), KINGDOM HEIGHTS COMMUNITY ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate and Samantha Sears, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

Date of Sale: (first Tuesday of month) Tuesday, **October 4, 2022.**

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, Richmond, Texas 77471 or as designated by the County Commissioners Court.

WILLIAM BYRD, 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 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 \$2,500.00 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.



Terry H. Sears, Trustee for Kingdom Heights Community Association, Inc.

FILED

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99418*

22-50023

923 COFFEE MILL CREEK LN., ROSENBERG, TX 77471

Alvin Redwood
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

Lot 14, Block 1, COTTONWOOD SECTION THREE-C, an addition to the City of Rosenberg, Fort Bend County, Texas, according to the map or plat thereof as recorded in Plat No. 20150082, Plat Records, Fort Bend County, Texas.

Security Instrument:

Deed of Trust dated March 31, 2016 and recorded on April 4, 2016 at Instrument Number 2016033613 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information:

October 4, 2022, 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 GEORGINA MUNIZ AND JESSY MUNIZ secures the repayment of a Note dated March 31, 2016 in the amount of \$169,200.00. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, whose address is c/o Rushmore, , , , is the current mortgagee of the Deed of Trust and Note and Rushmore 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.

Kirk Schwartz

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



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, Patricia Poston, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, David Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood and Auction.com employees, including but not limited to those listed herein
c/o De Cubas & Lewis, Schwartz, P.A.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, AMAR SOOD, declare under penalty of perjury that on the 12 day of SEPTEMBER, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

Appointment of

Substitute Trustee: WHEREAS, in my capacity as the attorney for the Lender and/or its Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate David Freshwater, or Dean Hrbacek, or Mark Wilson each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

Substitute Trustee's

Address: c/o Hrbacek Law Firm, P.C., mailing address: 130 Industrial Blvd, Suite 110, Sugar Land, TX 77096

Notice of Substitute
Trustee's Sale:

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


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on October 4, 2022, between the hours of 1:00 pm and 4:00 pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or with three (3) hours after that time.

Location of Sale:

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

Instrument to be
Foreclosed:

Deed of Trust or Contract Lien dated March 23, 2018, and recorded under Volume, Page or Clerk's File No. Instrument No. 2018030723 in the Real Property Records of Fort Bend County, Texas with Joshua Dannels and Krystal Dannels as Grantor(s) and Allen C. Wendel as the Lender.

Obligations Secured: Deed of Trust or Contract Lien executed by Joshua Dannels and Krystal Dannels, securing the payment of the indebtedness in the original principal amounts of \$40,000.00 and \$1,000,000.00 and the obligations therein described, including but not limited to the promissory notes and all modifications, renewals and extensions of the promissory notes (the "Notes") executed by Joshua Dannels and Krystal Dannels. Allen C. Wendel is the current Lender (the Lender) of the Note and Deed of Trust or Contract Lien. 

Legal Description of

Property to be Sold: Lots Fifteen (15) and Sixteen (16) and the Southeast 30 feet of Lot Seventeen (17) in Block 1, of CHURCH ADDITION to Town of Needville, according to the map or plat thereof recorded in Vol. 1, Page 37 of the Plat Records of Fort Bend County, Texas.

Terms of Sale: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

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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, Lender and/or Servicer, or its attorney(s).

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

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

EXECUTED this 13th Day, September 2022. .

HRBACEK LAW FIRM, P.C.

By: _____

Dean A. Hrbacek
Texas Bar No 1012880
dhrbacek@hrbacek.com
130 Industrial Blvd., Suite 110
Sugar Land, Texas 77478
Tel. (281) 240-2424
Fax. (281) 240-7089

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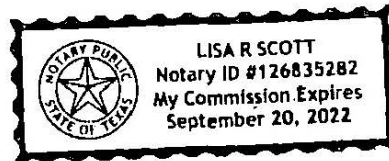
STATE OF TEXAS

COUNTY OF FORT BEND

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

Executed on this the 13th day of September 2022


Notary Public in and for the State of Texas



FILED

NOTICE OF SALE

2022 SEP 13 PH 3: 58

In accordance with:

P#95561

Quinn P. [Signature]
COUNTY CLERK

SB

(1) the authority conferred upon New Territory Nonresidential Owners Association, Inc. by those certain instruments entitled: *"Declaration of Covenants, Conditions and Restrictions for New Territory Nonresidential Properties"*, (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Fort Bend County, Texas*, under Fort Bend County Clerk's Volume 2594, Pages 1276-1368, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of New Territory Nonresidential Owners Association, Inc. (hereinafter the "Association") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Fort Bend County, Texas conveying the property described below to World Grocers, Inc, a Texas corporation, d/b/a Manpasand International Supermarket;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration, will, at the request of the Association in order to satisfy the indebtedness of World Grocers, Inc, a Texas corporation, d/b/a Manpasand International Supermarket resulting from World Grocers, Inc, a Texas corporation, d/b/a Manpasand International Supermarket default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on October 04, 2022 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the north area of the Fort Bend County Travis Center at 301 Jackson St., Richmond, Texas 77469, First Floor Meeting Room, which location is the area at the courthouse where sales pursuant to the Texas Property Code Section 51.002 are to take place or as further designated by the Fort Bend County Commissioners. The sale will take place no earlier than 1:00 p.m. and no later than three (3) hours after that time.

New Territory Parcel C-4, Acres 6.0002, R/P, Restricted Reserve "B1" and more commonly known as 5800 New Territory Boulevard, Sugar Land, TX 77479 and more particularity described by metes and bounds as follows:

Tract 1.

Being a tract of land containing 6.0002 acres (261,369 square feet) situated in the J.H. Cartwright League, A-16 in Fort Bend County, Texas, and also being all of Restricted Reserve B1 of the Replat of New Territory Parcel C-4, a subdivision plat recorded in Slide No. 1585A and B of the Plat Records of Fort Bend County, Texas. Said 6.0002-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4-inch iron rod located in the south right-of-way line of New Territory Boulevard (100 feet wide) for the northwest corner of said tract herein described, the northwest corner of said Restricted Reserve "B1" and the northeast corner of Restricted Reserve "A" of said Replat of New Territory Parcel C-4;

THENCE North $61^{\circ} 40' 37''$ East with the south right-of-way line of said New Territory Boulevard and with the north line of said Restricted Reserve "B1", a distance of 59.68 feet to a 5/8-inch iron rod with cap set for the beginning of a curve to the right;

THENCE in a northeasterly direction continuing with the south right-of-way line of said New Territory Boulevard, the north line of said Restricted Reserve "B1" and with said curve to the right whose central angle is $04^{\circ} 43' 33''$ and whose radius is 500.06 feet (chord bears North $64^{\circ} 02' 23''$ East, a distance of 41.23 feet) for a curve length of 41.24 feet to a 5/8-inch iron rod with cap set for the point of reverse curvature;

THENCE in a northeasterly direction continuing with the south right-of-way line of said New Territory Boulevard, the north line of said Restricted Reserve "B1" and with said curve to the left whose central angle is $02^{\circ} 29' 02''$ and whose radius is 5772.11 feet (chord bears North $67^{\circ} 38' 41''$ East, a distance of 250.22 feet) for a curve length of 250.24 feet to a 5/8-inch iron rod with cap set for the northeast corner of said tract herein described, the northeast corner of said Restricted Reserve "B1" and the northwest corner of Restricted Reserve "C" of said Replat of New Territory Parcel C-4;

THENCE South $22^{\circ} 20' 14''$ East with the east line of said Restricted Reserve "B1" and the west line of said Restricted Reserve "C", passing at 218.80 feet a found 3/4-inch iron rod for the southwest corner of said Restricted Reserve "C" and the northwest corner of Restricted Reserve "B3" of said Replat of New Territory Parcel C-4, continuing with the west line of said Restricted Reserve "B3" for a total distance of 387.00 feet to a 5/8-inch iron rod with cap set for a corner in the east line of said tract herein described;

THENCE South $67^{\circ} 39' 46''$ West with the east line of said Restricted Reserve "B1" and the west line of said Restricted Reserve "B3", a distance of 7.00 feet to a 5/8-inch iron rod with cap set for a corner in the east line of said tract herein described;

THENCE South $22^{\circ} 20' 14''$ East continuing with the east line of said Restricted Reserve "B1" and the west line of said Restricted Reserve "B3", a distance of 130.00 feet to a 5/8-inch iron rod with cap set for a corner in the east line of said tract herein described and for the southwest corner of said Restricted Reserve "B3";

THENCE North $67^{\circ} 39' 46''$ East with the south line of said Restricted Reserve "B3", a distance of 109.29 feet to a set 5/8-inch iron rod with cap located in the west line of Restricted Reserve "E" of said Replat of New Territory Parcel C-4 for a corner in the east line of said tract herein described and for the southeast corner of said Restricted Reserve "B3";

THENCE South 29° 47' 53" East with the east line of said Restricted Reserve "B1" and the west line of said Restricted Reserve "E", a distance of 56.87 feet to a point for the southeast corner of said tract herein described, the southeast corner of said Restricted Reserve "B1", the southwest corner of said Restricted Reserve "E", the northwest corner of Restricted Reserve "F" of said Replat of New Territory Parcel C-4 and the northeast corner of Restricted Reserve "G" of said Replat of New Territory Parcel C-4 from which a found 5/8-inch iron rod bears North, 0.3 feet and West, 0.6 feet;

THENCE South, 13° 55' 25" West with the south line of said Restricted Reserve "B1" and the north line of said Restricted Reserve "G", a distance of 114.18 feet to a point for a corner in the south line of said tract herein described from which a found 3/4-inch iron rod bears North, 0.2 feet;

THENCE South 56° 49' 20" West continuing with the south line of said Restricted Reserve "B1" and the north line of said Restricted Reserve "G", a distance of 359.49 feet to a 5/8-inch iron rod with cap set for a corner in the south line of said tract herein described;

THENCE North 74° 34' 03" West continuing with the south line of said Restricted Reserve "B1" and the north line of said Restricted Reserve "G", a distance of 171.93 feet to a 5/8-inch iron rod found for the southwest corner of said tract herein described, the southwest corner of said Restricted Reserve "B 1" and the southeast corner of Restricted Reserve "B2" of said Replat of New Territory Parcel C-4;

THENCE North 15° 26' 06" East with the west line of said Restricted Reserve "B1" and the east line of said Restricted Reserve "B2", a distance of 156.56 feet to a 5/8-inch iron rod with cap set for a corner in the west line of said tract herein described;

THENCE North 67° 39' 46" East continuing with the west line of said Restricted Reserve "B1" and the east line of said Restricted Reserve "B2", a distance of 63.96 feet to a 5/8 inch iron rod with cap set for a corner in the west line of said tract herein described;

THENCE North 22° 20' 14" West continuing with the west line of said Restricted Reserve "B1" and the east line of said Restricted Reserve "B2", a distance of 117.90 feet to a 5/8-inch iron rod with cap set for a corner in the west line of said tract herein described;

THENCE South 67° 39' 46" West continuing with the west line of said Restricted Reserve "B1" and the east line of said Restricted Reserve "B2", a distance of 63.72 feet to a 5/8-inch iron rod with cap set for a corner in the west line of said tract herein described;

THENCE North 22° 20' 14" West continuing with the west line of said Restricted Reserve "B1" and the east line of said Restricted Reserve "B2", passing at 159.53 feet a found 5/8-inch iron rod for the northeast corner of said Restricted Reserve "B2" and the southeast corner of said Restricted Reserve "A"; continuing with the east line of said Restricted Reserve "A" for a total distance of 378.10 feet to the POINT OF BEGINNING and containing 6.0002 acres (261,369 square feet) of land, more or less.

Tract 2:

Easement estate only in and to those certain easements created pursuant to "Declaration of Restrictions and Reciprocal Easements" filed for record under Clerk's Number 9618073 of the Official Records of Fort Bend County, Texas; as amended by the "First Amendment to Declaration of Restrictions and Reciprocal Easements" filed under Clerk's Number 9642385 and further amended by the "Second Amendment to Declaration of Restrictions and Reciprocal Easements" filed under Clerk's Number 9737755, as corrected by instrument filed under Clerk's Number 9757768 and under Clerk's Number 9767600 all of the Official Records of Fort Bend County, Texas.

Tract 3:

Easement estate only in and to those certain easements created pursuant to "Grant of Reciprocal Easements and Declaration of Covenants Running with the Land" filed under Clerk's Number 9638048 of the Official Records of Fort Bend County, Texas.

Tract 4:

Easement estate only in and to those certain easements created pursuant to "Permanent Access Easement Agreement" filed under Clerk's Number 9603663 and corrected by instrument filed under Clerk's Number 9610562 of the Official Records of Fort Bend County, Texas.

Official Document

EXECUTED this the 13th day of September, 2022.

A large, stylized handwritten signature in black ink, appearing to be the initials 'GH'.

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Oscar Becerra, Sipra Boyd, Clinton F. Brown, Leah Burton, Winnie Cheung, Cliff Davis, Noelle Hicks, Edward (Teddy) Holtz, Brittan Johnson, Ashley Koirtyohann, Andrew L. Martinez, Melissa Mclain, Brittany Olsen, Brady Ortego, Nelson Remels, and/or Eric B. Tonsul, Agent and Trustee for New Territory Nonresidential Owners Association, Inc.

13211-00005

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE. 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 on another 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.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 24, 2009, Emma J. Smith a/k/a Emma Smith and Brenda Stamps conveyed to Tim Williams, as Trustee, the property situated in Fort Bend County, Texas, as more particularly described in Exhibit "A" which is attached hereto.

The Deed of Trust was filed and recorded on April 29, 2009 under Document/Instrument No. 2009041182 in the Official Public Records of Fort Bend County, Texas (hereinafter "Deed of Trust") and secures that certain Note dated April 24, 2009 executed by Emma J. Smith a/k/a Emma Smith and Brenda Stamps (hereinafter the "Note"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of October, 2022, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after

Fort Bend County Clerk
Fort Bend County, Texas

2022 SEP 13 PM 4:02

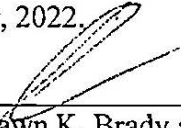
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that time at Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South, Rosenberg, Texas 77471, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 13th day of September, 2022.



Shawn K. Brady and/or Keval Patel,
Either to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

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Exhibit A

Being a tract of land containing 1.500 acres (65,340 square feet), being out of a tract of land conveyed unto Emma Jean Smith, by deed recorded under Volume 2707, Page 2128 of the Deed Records of Fort Bend County, Texas, being out of a 48.888-acre tract of land recorded in Volume 216, Page 473 of the Deed Records of Fort Bend County, Texas, situated in the John Randon League, Abstract 76, Fort Bend County, Texas. Said 1.500-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a point for the northwest corner of said John Randon League, Abstract 76;

THENCE South 01° 15' 21" East with the west line of said John Randon League, a distance of 2,124.23 feet to a point;

THENCE North 89° 30' 00" East, a distance of 2,035.00 feet to a point in the west right-of-way line of Love Road (width varies);

THENCE North 00° 21' 31" East with the west right-of-way line of said Love Road, a distance of 804.14 feet to a point in the west right-of-way line of said Love Road, from which a found 1/2-inch iron rod bears South 20° 20' East, a distance of 0.6 feet, for the southeast corner said Smith Tract, for the northeast corner a tract of land conveyed unto Roosevelt Parker, by deed recorded under Volume 2715, Page 1432 of the Deed Records of Fort Bend County, Texas, and for the POINT OF BEGINNING and the southeast corner of the said tract herein described;

THENCE South 89° 30' 00" West with the south line said Smith Tract and the north line said Parker Tract, a distance of 1061.23 feet to a set 1/4-inch iron rod with cap marked "Survey-1" in the south line said Smith Tract, being in the north line said Parker Tract, and for the southwest corner of the said tract herein described;

THENCE North 01° 00' 00" West, a distance of 61.53 feet to a set 1/4-inch iron rod with cap marked "Survey-1" for the northwest corner of the said tract herein described;

THENCE North 89° 30' 00" East, a distance of 1062.69 feet to a set 1/4-inch iron rod with cap marked "Survey-1" in the west right-of-way line of said Love Road, being in the east line of said Smith Tract, and for the northeast corner of the said tract herein described;

THENCE South 00° 21' 31" West with the west right-of-way line of said Love Road and the east line of said Smith Tract, a distance of 61.53 feet to the POINT OF BEGINNING and containing 1.500 acres (65,340 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. dated 3-26-09, job number 3-5917-09.

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2022 SEP 13 PH 4: 59

Notice of Foreclosure Sale

October 04, 2022

[Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

R-95584

Deed of Trust With Balloon Rider ("Deed of Trust"):

Dated: February 21, 2019

Grantor: Satishchandra Varma and Meeniskshi Varma

Trustee: Khanh T. Pham

Lender: Annunziato Holdings, LLC

Recorded in: Instrument #: 2019017885 of the real property records of Fort Bend County, Texas

Legal Description: Lot Nine (9), Block Two (2), of SWEETWATER, SECTION TWO (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 558/A, plat records Fort Bend County, Texas.

Also known as: 41 The Oval Street, Sugarland, Texas 77479

Secures: Promissory Note ("Note") in the original principal amount of \$415,000.00, executed by Satishchandra Varma and Meeniskshi Varma ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Assignment: Kim Nuygen, recorded as Instrument #: 2020095085 in the real property records of Fort Bend County, Texas

Mortgage Servicer: American Capital Consulting Group

Mortgage Servicer's Address: 1990 Cypress Creek Pkwy West, Houston, TX, 77090

Substitute Trustee: Jacob Hyde

Substitute Trustee's Address: 7 Switchbud Pl., Ste. 192-275, The Woodlands, TX, 77380

Foreclosure Sale:

Date: Tuesday, October 04, 2022

- Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.
- Place: Place designated by the Commissioner's 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 Kim Nguyen'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, Kim Nguyen, 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 Kim Nguyen 's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Kim Nguyen's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Kim Nguyen in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Kim Nguyen. The address of Mortgage Servicer is set forth above.

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

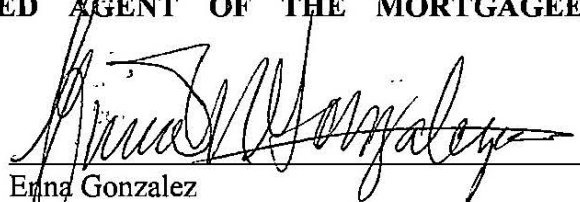
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for

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.



Enna Gonzalez
Vice President for Mortgage Servicer

Jacob Hyde, Attorney for Mortgage Servicer
7 Switchbud Pl., Ste. 192-275
The Woodlands, TX 77380
Telephone (512) 992-8591
Telecopier (512) 532-7227