

# 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](http://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 7<sup>th</sup> Street  
Richmond, Texas 77469  
(281)-342-9636

### **FORT BEND ISD:**

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



STATE OF TEXAS                   §  
   §  
 COUNTY OF FORT BEND         §

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

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

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

WHEREAS, pursuant to Section 34.01(r) of the Texas Tax Code, the commissioners court of a county may designate an area other than an area at the county courthouse where the sale of real property seized under a tax warrant or sbld 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 90<sup>th</sup> day after the date this designation is recorded.

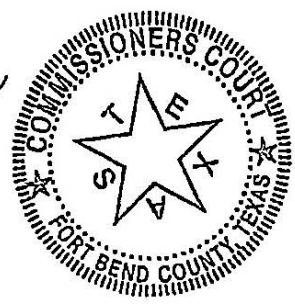
All sales prior to February 2, 2021, under Section 51.002(h) of the Texas Property Code and Section 34.01(r) of the Texas Tax Code shall remain at Fort Bend County Travis Building, First Floor Meeting Room, 301 Jackson Street, Richmond, Texas, 77469.

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

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

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

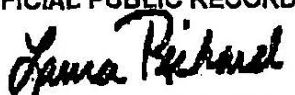
ATTEST:  
  
\_\_\_\_\_  
Laura Richard, County Clerk



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

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



  
\_\_\_\_\_  
Laura Richard, County Clerk  
Fort Bend County Texas  
October 29, 2020 08:51:55 AM

FEE: \$0.00 SG

2020151449

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/18/2015

**Grantor(s)/Mortgagor(s):**  
BARBARA MENSAH, UNMARRIED

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN ADVISORS GROUP IS ORGANIZED AND EXISTING UNDER THE LAWS OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Reverse Mortgage Funding LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2015109890

**Property County:**  
FORT BEND

**Mortgage Servicer:**  
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

**Legal Description:** LOT EIGHT (8), IN BLOCK TWO (2), OF MISSION GLEN ESTATES, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO (S). 1302/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 9/6/2022

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** 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 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 S*  
\_\_\_\_\_  
Anna Stewart, David Barry, Byron Stewart, 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 FOR RECORD  
NO. \_\_\_\_\_ TIME 12:17 A.M.  
P.M.

JUN 09 2022

*Anna Richard*  
County Clerk Fort Bend Co. Texas

*So. River*

**MH File Number:** TX-18-70006-RM  
**Loan Type:** FHA

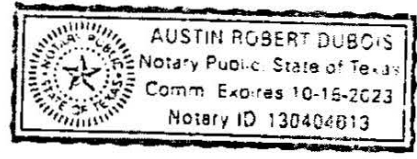
STATE OF TEXAS §  
COUNTY OF Harris §

Before me, the undersigned Notary Public, on this day personally appeared Anna Stewart as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, 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.

Given under my hand and seal of office this 9<sup>th</sup> day of June, 2022.



Notary Public  
Signature



2

## NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Carole A. Stevens and Marjorie M. Risley	<b>Deed of Trust Date</b>	April 27, 2007
<b>Original Mortgagee</b>	Citizens Mortgage Corp.	<b>Original Principal</b>	\$184,500.00
<b>Recording Information</b>	Instrument #: 2007057569 in Fort Bend County, Texas	<b>Original Trustee</b>	Robert K. Fowler
<b>Property Address</b>	32 Brighton Court, Missouri City, TX 77459	<b>Property County</b>	Fort Bend

2022 JUN 13 AM 9:37

FILED

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Seattle Bank	<b>Mortgage Servicer</b>	PHH Mortgage Corporation
<b>Current Beneficiary</b>	Seattle Bank	<b>Mortgage Servicer Address</b>	1 Mortgage Way, Mt. Laurel, NJ 08054

**SALE INFORMATION:**

<b>Date of Sale</b>	09/06/2022 ✓
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471. 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.
<b>Substitute Trustees</b>	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
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

Legal Description as per the Deed of Trust:  
**UNIT 3, IN BUILDING 24, OF QUAIL VILLAGE TOWNHOUSES II, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 5 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. TOGETHER WITH ALL IMPROVEMENTS THEREON AND ALL EASEMENTS AND APPURTENANCES THERETO, AND TOGETHER WITH THE BENEFICIAL INTEREST OF USE AND ENJOYMENT IN AND TO THE COMMON AREA APPURTENANT TO SAID LOT AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR QUAIL VILLAGE TOWNHOUSES - II, DATED AUGUST 13, 1976, RECORDED IN VOLUME 694, PAGE 524 OF THE DEED 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

2

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

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

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

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

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

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

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

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

Dated June 8, 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



3 FILED 2022 JUN 13 AM 10:14

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2463899  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 30, 2015 and recorded under Clerk's File No. 2015073545, in the real property records of FORT BEND County Texas, with Luis Vallejo, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for PHH Mortgage Corporation d/b/a Coldwell Banker Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Luis Vallejo, an unmarried man securing payment of the indebtedness in the original principal amount of \$151,210.00 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 Luis Vallejo. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT 13, BLOCK 12, OF THUNDERBIRD NORTH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14, PAGE 16, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/06/2022

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.



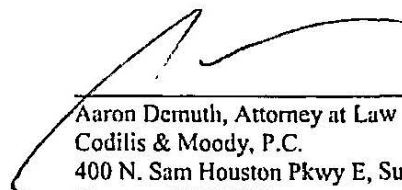


The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee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

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

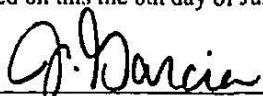
  
\_\_\_\_\_  
Aaron Demuth, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

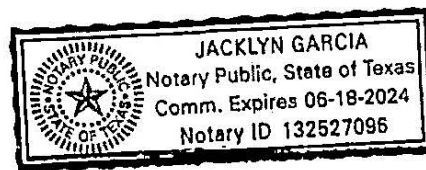
STATE OF TEXAS


COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Aaron Demuth 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 8th day of June, 2022.

  
\_\_\_\_\_  
Notary Public Signature



Posted and filed by:   
\_\_\_\_\_  
Printed Name: SANDY DASIGENIS

FILED

4

2022 JUN 16 AM 8:14

2311 BRIGHT MEADOWS DRIVE  
MISSOURI CITY, TX 77489

*Shirley P. Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
R 45307  
AMS

0000009529587

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: September 06, 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 November 20, 2008 and recorded in Document CLERK'S FILE NO. 2008126896, AS AFFECTED BY MODIFICIATION AGREEMENTS CLERK'S FILE NO. 2013137097 AND 2018024202. real property records of FORT BEND County, Texas, with WALLACE L. ROSS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WALLACE L. ROSS, securing the payment of the indebtednesses in the original principal amount of \$118,805.00, 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



4

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

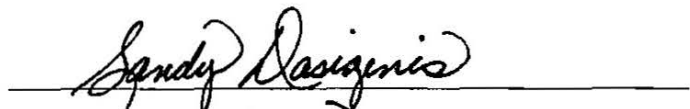
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM 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 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 JUNE 16, 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: 6/16/22

2311 BRIGHT MEADOWS DRIVE  
MISSOURI CITY, TX 77489

00000009529587

4

00000009529587

FORT BEND



LOT THIRTY-THREE (33), IN BLOCK FOURTEEN (14), OF MEADOWCREEK, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 19, PAGE 15 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

A.P.N 4960030140330907

22TX267-0243  
11423 BROOKSIDE ARBOR LANE, RICHMOND, TX 77406

**FILED** *u* 5

2022 JUN 23 AM 8:12

**NOTICE OF FORECLOSURE SALE**

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

*#167627*

Property: The Property to be sold is described as follows:  
LOT 12, BLOCK 1, SENDERO TRACT SEC 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20190004 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated January 13, 2020 and recorded on January 14, 2020 as Instrument Number 2020005146 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: September 06, 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 BABARINDE BENJAMIN AND JANTREASE BENJAMIN secures the repayment of a Note dated January 13, 2020 in the amount of \$270,013.00. BARCLAYS BANK PLC, 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.

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



4752582

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

*T. C. Miller*

*Sandy Dasigenis*

Miller, George & Suggs, PLLC  
Dustin C. George, Attorney at Law  
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, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Austin DuBois  
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 23<sup>RD</sup> day of JUNE 23, 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 SUBSTITUTE TRUSTEE SALE

6  
**FILED**  
2022 JUN 23 AM 8:12  
#167028  
COURT CLERK  
FORT BEND COUNTY TEXAS

**Deed of Trust Date:**  
10/8/1993

**Grantor(s)/Mortgagor(s):**  
ROBERT A. GULLEY, JR. & AMANDA SALINAS,  
BOTH SINGLE PEOPLE

**Original Beneficiary/Mortgagee:**  
BANC ONE MORTGAGE CORPORATION

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank, Minnesota, National Association, as Trustee for Reperforming Loans  
**Property County:**  
FORT BEND

**Recorded in:**  
**Volume:** 2579  
**Page:** 1449  
**Instrument No:** 9367574

**Mortgage Servicer:**  
Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
6200 S. Quebec St.,  
Greenwood Village, CO 80111

**Legal Description:** LOT TWELVE (12), IN BLOCK EIGHT (8), OF PHEASANT CREEK, SECTION ONE (1), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 32, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 9/6/2022      **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 service to the sender of this notice immediately.**

*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

**MH File Number:** TX-22-92599-POS  
**Loan Type:** FHA

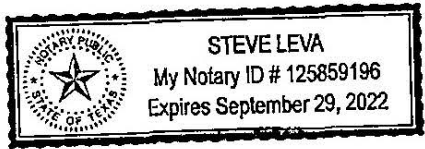
6

STATE OF TEXAS                    §  
COUNTY OF HARRIS                    §

Before me, the undersigned Notary Public, on this day personally appeared SANDY DASIGENIS as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, 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.

Given under my hand and seal of office this 23<sup>rd</sup> day of JUNE, 2022.

Steve Leva  
\_\_\_\_\_  
Notary Public  
Signature





Our Case No. 22-03791-FC

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

7

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**FILED**

**Deed of Trust Date:**  
July 1, 2019

**Property address:**  
7726 LAGO RIVER LN  
RICHMOND, TX 77407

2022 JUN 23 AM 9:01

**Grantor(s)/Mortgagor(s):**  
SYED SALMAN RAZA AN UNMARRIED MAN, AND  
RAMEESHA IFTIKHAR AN  
UNMARRIED WOMAN

*David Blair*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

10

**LEGAL DESCRIPTION:** LOT 11, BLOCK 1, OF GRAND MISSION ESTATES, SEC. 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20140190, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

*PK 6/26/22*

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

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

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

**Date of Sale:** SEPTEMBER 6, 2022

**Property County:** FORT BEND

**Original Trustee:** BRAD MAURITZEN

**Recorded on:** July 2, 2019  
**As Clerk's File No.:** 2019071487  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L.  
Randle, Ebbie Murphy, 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 Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, 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.

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, **SEPTEMBER 6, 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.

7

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, June 20 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 20<sup>th</sup> day of June 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.

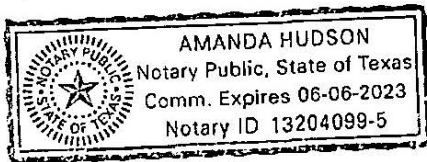
Witness my hand and official seal  
(SEAL)

[Signature]  
Notary Public for the State of TEXAS

Notary Public for the State of TEXAS

My Commission Expires: 6.6.2023

Amanda Hudson  
Printed Name and Notary Public



Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 22-03791

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

1

8

**FILED**

Our Case No. 22-01101-FC-2

2022 JUN 30 AM 8:10

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

*Anna Fisher*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
R 70203  
AMS

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
February 19, 2019

**Property address:**  
7923 CEDAR HAWK LANE  
RICHMOND, TX 77469

**Grantor(s)/Mortgagor(s):**  
MIKE RANGEL AND SUSAN G. RANGEL, A MARRIED  
COUPLE

**LEGAL DESCRIPTION:** LOT TWENTY-FOUR (24), IN BLOCK FIVE (5), OF GREATWOOD LAKE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20140242 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

**Current Mortgagee:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** SEPTEMBER 6, 2022

**Property County:** FORT BEND

**Original Trustee:** RICHARD A. RAMIREZ

**Recorded on:** March 11, 2019  
**As Clerk's File No.:** 2019023536  
**Mortgage Servicer:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:**  
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Marinosci Law Group PC, 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

**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 Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Marinosci Law Group PC, 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, 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.



4753049

8

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, **SEPTEMBER 6, 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.

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, June 24 2022

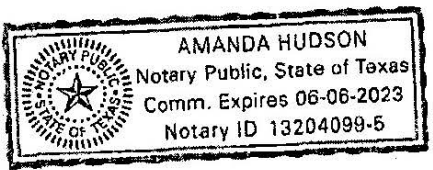
MARINOSCI LAW GROUP, PC  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 24<sup>th</sup> day of June 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: AMERIHOM MORTGAGE COMPANY, LLC    Return to: MARINOSCI LAW GROUP, P.C.  
425 PHILLIPS BOULEVARD    MARINOSCI & BAXTER  
EWING, NJ 08618    14643 DALLAS PARKWAY, SUITE 750  
Our File No. 22-01101    DALLAS, TX 75254

FILED

9  
2022 JUN 30 AM 8:10  
R-70203  
RMS  
Luis P. ...  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

### NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 February 12, 2016 and recorded under Clerk's File No. 2016015288, in the real property records of FORT BEND County Texas, with Allen Cardienne Media Castillo, a single man and Sofio Arland Atienza Castillo, a single man and Allan Christian Castillo, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Allen Cardienne Media Castillo, a single man and Sofio Arland Atienza Castillo, a single man and Allan Christian Castillo, a single man securing payment of the indebtedness in the original principal amount of \$155,138.00 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 Allen Cardienne Media Castillo and Sofio Arland Atienza Castillo and Allan Christian Castillo. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 6101 Condor Drive, Moorpark, CA 93021.

#### Legal Description:

**LOT SIX (6), IN BLOCK THREE (3), OF TARA, SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 18 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

#### SALE INFORMATION

Date of Sale: 09/06/2022

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. 9

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, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee

10

*Quinn Pickett*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

K10203  
KMS

**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 9, IN BLOCK 3, OF SUNRISE MEADOW, SECTION ONE (1), AMENDING PLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20060004 OF THE PLAT RECORDS AND RATIFIED UNDER COUNTY CLERK'S FILE NOS. 2006033419 AND 2006033420 ALL OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/23/2006 and recorded in Document 2006077895 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: 09/06/2022

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 CHRISTOPHER LYONS AND FENSITA SUTA LYONS, provides that it secures the payment of the indebtedness in the original principal amount of \$127,991.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 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



10

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 6/30/2022 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 JUN 30 AM 10:41

20-055568

Notice of Substitute Trustee's Sale

*Handwritten signature*  
NOTARY PUBLIC

1270711  
A

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: June 27, 2017	Original Mortgagor/Grantor: DENECA G. MULLEN AND WILLIAM MAGEE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL INC. DBA SUPREME LENDING., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: AMERIHOM MORTGAGE COMPANY, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2017071964	Property County: FORT BEND
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

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

Secures: Note in the original principal amount of \$251,363.00, executed by DENECA MULLEN And WILLIAM MAGEE and payable to the order of Lender.

Property Address/Mailing Address: 26906 HARWOOD HEIGHTS DR, KATY, TX 77494

Legal Description of Property to be Sold: LOT FORTY (40), IN BLOCK ONE (1), OF WESTHEIMER LAKES NORTH, SEC. SEVEN (7), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20070100 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

PARCEL ID NUMBER: 9305-07-001-0400-914.

Date of Sale: September 06, 2022	Earliest time Sale will begin: 1:00 PM
----------------------------------	--

Place of sale of Property: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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, AMERIHOM MORTGAGE COMPANY, LLC, the owner and holder of the Note, has requested Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Anna



11

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 *AMERIHOME MORTGAGE COMPANY, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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 1320 Greenway Drive Suite 300 Irving, TX 75038 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.

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

/s/William Attmore  
William Attmore  
Attorney for Cenlar Federal Savings Bank  
State Bar No.:24064844  
wattmore@rascrane.com  
Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC / Attorney for Mortgagee  
5601 Executive Dr, Suite 400  
Irving, TX 75038  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

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

5965-644

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

7819 NORTHWOODS DRIVE, SUGAR LAND, TEXAS 77479

LEGAL DESCRIPTION

LOT 103, BLOCK 2, OF GREATWOOD MANOR, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLD# NO(S), 1620/A AND 1620/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF FORT BEND COUNTY

RECORDED ON SEPTEMBER 30, 2019

UNDER DOCUMENT# 2019110967

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE

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

DATE SEPTEMBER 6, 2022

TIME 1:00 PM - 4:00 PM

12  
27044  
2022 JUN 30 AM 10:41  
FILED

**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 GREGORY A. MARINO, provides that it secures the payment of the indebtedness in the original principal amount of \$717,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION 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 1 Mortgage Way, Mount Laurel, New Jersey, 08054, and the mortgage service exists. Texas PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

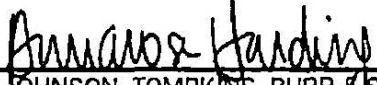
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT, 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

  
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 6/30/2022

NAME Anna Sewart, Substitute Trustee

 TRUSTEE

FILED

2022 JUN 30 AM 10:41

13  
K 7044  
P

22-030379

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: May 31, 2006	Original Mortgagor/Grantor: PEDRO ANZURES AND MARIA DIAZ ANZURES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CMJ MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: N/A Page: N/A Instrument No: 2006068379	Property County: FORT BEND
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is 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 \$90,250.00, executed by PEDRO ANZURES and payable to the order of Lender.

Property Address/Mailing Address: 6103 IRISH HILL DRIVE, HOUSTON, TX 77053

Legal Description of Property to be Sold: LOT TWENTY-FIVE (25), BLOCK EIGHT (8), OF REPLAT OF RIDGEGATE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 4 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: September 06, 2022	Earliest time Sale will begin: 01:00 PM
----------------------------------	---

Place of sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, the owner and holder of the Note, has requested Carl Meyers, Leeb 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



^

13


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 *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* 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

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

14

**Deed of Trust Date:**  
5/9/2014

**Grantor(s)/Mortgagor(s):**  
EUSEBIO A. ALVARADO, JOINED HEREIN PRO  
FORMA BY HIS SPOUSE, LEOVA SALINAS  
**Current Beneficiary/Mortgagee:**  
Caliber Home Loans, Inc.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS  
RELIABLE LENDING, L.L.C, A LIMITED LIABILITY  
COMPANY, ITS SUCCESSORS AND ASSIGNS

**FILED**

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2014048095

**Property County:**  
FORT BEND

2022 JUN 30 AM 10:41

**Mortgage Servicer:**  
Caliber Home Loans, Inc. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
13801 Wireless Way,  
Oklahoma City, OK 73134

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

K-70411

**Legal Description:** LOT NINETY-NINE (99), IN BLOCK FOURTEEN (14), OF QUAIL RUN, SECTION TWO (2), A  
SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN  
VOLUME 22, PAGE 30, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 9/6/2022 **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**  
  
**service to the sender of this notice immediately.**

*[Signature]*  
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 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 & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-17-29163-POS  
**Loan Type:** FHA

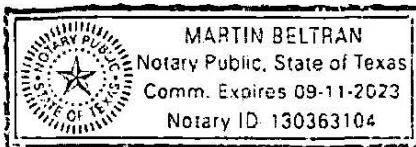
14

STATE OF TEXAS §  
COUNTY OF Harris §

Before me, the undersigned Notary Public, on this day personally appeared Anna Stewart as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, 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.

Given under my hand and seal of office this 30<sup>th</sup> day of June 2022

  
Notary Public  
Signature



6



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#: 22-26259

15  
**FILED**  
2022 JUL -7 AM 8:13  
22-2309 MN  
*Shirley Fickel*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 10/25/2005, Michael Campbell, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CTC Real Estate Services, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR America's Wholesale Lender, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$70,800.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR America's Wholesale Lender, which Deed of Trust is Recorded on 11/9/2005 as Volume 2005137205, 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 Three (3), in Block Twenty-Two (22), of Briar Villa, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 571/B of the Plat Records of Fort Bend County, Texas.**

Commonly known as: **5931 BERKRIDGE DRIVE, 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 **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 **THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-13**, 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 **9/6/2022 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.



4753758



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

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

15

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 7/6/2022

WITNESS, my hand this 7/7/22



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgage 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 JUL -7 AM 10:38

16

1930 HERRINGBONE DR  
MISSOURI CITY, TX 77489

*[Handwritten Signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*P 72523*

00000006771638

**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: September 06, 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 30, 2012 and recorded in Document CLERK'S FILE NO. 2012045347 real property records of FORT BEND County, Texas, with TALLIE S RAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TALLIE S RAY, securing the payment of the indebtednesses in the original principal amount of \$106,236.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301



1930 HERRINGBONE DR  
MISSOURI CITY, TX 77489

16

0000006771638

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 7, 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: 7/7/2022

1930 HERRINGBONE DR  
MISSOURI CITY, TX 77489

0000006771638

0000006771638

16

FORT BEND



LOT EIGHT (8), BLOCK ONE (1), OF MEADOW CREST SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20040199 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2022 JUL -7 AM 10:36

17

**FORT BEND County**

**Deed of Trust Dated:** July 23, 2004

**Amount:** \$102,092.00

**Grantor(s):** SHERRY OLIVER

**Original Mortgagee:** NATIONAL CITY MORTGAGE CO.

**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION

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

**Recording Information:** Document No. 2004081417 and re-recorded 09.09.2004 under File No. 2004111581

**Legal Description:** LOT 1, IN BLOCK 4, OF HUNTER'S GLEN SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

*Anna Sewart*  
Substitute Trustee  
FORT BEND COUNTY, TEXAS

R 72523

**Date of Sale:** September 6, 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 WOLFHOHL, 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 Alan Garcia*

**Anthony Alan Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-002613

*Anna Sewart*

**Anna Sewart, Substitute Trustee**

Printed Name: \_\_\_\_\_  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

STATE OF TEXAS

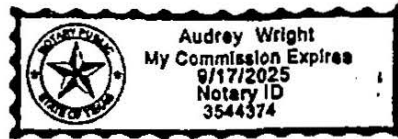
COUNTY OF FORT BEND

17

Before me, the undersigned authority, on this 7<sup>th</sup> day of July 2022, personally appeared Anna Seurist, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Audrey Wright  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2022-002613



SELECT PORTFOLIO SERVICING, INC. (SPS)  
HACKENBERG, KEVIN  
1723 OAK SHADE DR, SUGAR LAND, TX 77479

CONVENTIONAL  
Firm File Number: 22-038128

2022 JUL -7 AM 10:38

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 30, 2018, KEVIN HACKENBERG AND MIRNA HACKENBERG, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, 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 2018133228, 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, September 6, 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 SIX (6), IN BLOCK TWO (2) OF GREATWOOD CHARLESTON ESTATES, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1811/B AND 1812/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 1723 OAK SHADE DR  
SUGAR LAND, TX 77479  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: ANGEL OAK MORTGAGE FUND EU TRUST  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

*Kevin Hackenberg*  
2022 JUL 7 AM 10:38

R 72523 18

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**

Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Patricia Poston, Austin DuBois, Nick Frame and Cheyanne Troutt, Sandy Dasigenis and Jeff Leva  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day July 5, 2022.

By:   
Ronny George

Texas Bar # 24123104  
William Jennings  
Texas Bar # 24127205  
rgeorge@logs.com  
wjennings@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Angel Oak Mortgage Fund EU Trust

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

6



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

19 2022 JUL -7 AM 10:38

**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. 2020031984  
**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.

*Colleen...*  
K 72523


**Date of Sale:** September 8, 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.

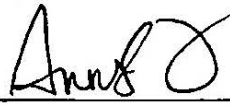
JOHN SISK OR KELLY MCDANIEL, ISRAEL CURTIS, TIM WORSTELL, AARON CRAWFORD, THOMAS GILBRAITH, JOSHUA SANDERS, COLETTE MAYERS, JULIAN PERRINE, LEB KEMP, MATTHEW HANSEN, CLAY GOLDEN, STEPHEN MAYERS, TRACI YEAMAN, CARL MEYERS, ANNA SEWART, DAVID BARRY, BYRON SEWART, KEITH WOLFSHOHL, HELEN HENDERSON, PATRICIA 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

FILED

2022 JUL -8 AM 9:02

20

*Ann B. ...*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

272331

### Notice of Substitute Trustee Sale

T.S. #: 22-6973

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 9/6/2022 ✓  
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 Eight (38), in Block Two (2), of Rivers Mist, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof filed for record Under Plat No. 20150265 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 12/31/2018 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2019000619, recorded on 1/2/2019, of the Real Property Records of Fort Bend County, Texas.

Property Address: 7906 QUADE COURT ROSENBERG Texas 77469

Trustor(s): MOHAMMAD Z KHAN AND GHAZALA KHAN Original Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for AmCap Mortgage, Ltd. 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, Rick Snoke, Prestige Default Services, LLC

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, 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.

✓

20

T.S. #: 22-6973

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$336,996.00, executed by MOHAMMAD Z KHAN AND GHAZALA KHAN, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for AmCap Mortgage, Ltd. its successors and assigns ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MOHAMMAD Z KHAN AND GHAZALA KHAN, HUSBAND AND WIFE to MOHAMMAD Z KHAN AND GHAZALA KHAN. PLANET HOME LENDING, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

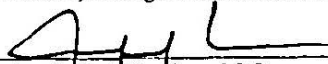
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of 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

Dated: 7-8-22

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

2

FILED

2022 JUL -9 AM 9:02

21

*John P. ...*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

272934

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

T.S. #: 2022-02250

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 9/6/2022  
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 5, Block 1, Cottonwood Section Four-C, an addition to the City of Rosenberg, Fort Bend County, Texas, according to the plat thereof as recorded in Document No. 20110165, Plat Records, Fort Bend County, Texas.

Commonly known as: 1310 ATHEA WAY ROSENBERG, TX 77471

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 12/14/2020 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 12/22/2020 under County Clerk's File No 2020182954, in Book - and Page - of the Real Property Records of Fort Bend County, Texas.

Grantor(s): Melissa Whitney, an Unmarried Woman  
Original Trustee: Black, Mann & Graham, L.L.P.  
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 Freedom Mortgage Corporation, its successors and assigns  
Current Mortgagee: Freedom Mortgage Corporation  
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2022-02250

21

**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 \$132,350.00, executed by Melissa Whitney, an Unmarried Woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

**Freedom Mortgage Corporation**  
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.


Dated: 7-8-22

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



21

T.S. #: 2022-02250

  
\_\_\_\_\_  
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. #: 2022-02250

21

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is 1505 Heights, 77008. I declare under penalty of perjury that on 7-8-22 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  
Declarant's Name: Jeff Leva  
Date: 7-8-22

3

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/1/2017

**Grantor(s)/Mortgagor(s):**  
CHASTITY LABBE AND MARLON J LABBE, WIFE AND HUSBAND

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ANGEL OAK MORTGAGE SOLUTIONS LLC, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

22

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2017132890

**Property County:**  
FORT BEND

**Mortgage Servicer:**  
Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

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

**Legal Description:** BEING LOT 9, BLOCK 1, THE RESERVE AT KATY SECTION FOUR, A SUBDIVISION IN THE CITY OF KATY, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NUMBER 20150039, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 9/6/2022

**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.**

*Sandy Dasigenis*

Anfia 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  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

2022 JUL 12 AM 10:15

FILED

Rec 74087

**MH File Number:** TX-21-78879-POS  
**Loan Type:** Conventional Residential



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

23

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 March 05, 2015 and recorded under Clerk's File No. 2015024600, in the real property records of FORT BEND County Texas, with Dustin W. Miller and Ashton E. Miller, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SMI Lending, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dustin W. Miller and Ashton E. Miller, husband and wife securing payment of the indebtedness in the original principal amount of \$267,100.00 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 Dustin W. Miller. CITIZENS BANK NA f/k/a RBS Citizens NA is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

### Legal Description:

**LOT 1, BLOCK 2, OF CHURCHILL FARMS SECTION 9, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130310 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

2022 JUL 11 AM 10: 22

FILED

### SALE INFORMATION

Date of Sale: 09/06/2022

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, 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 07/07/2022.

/s/ Danya F. Gladney SBOT No. 24059786, 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: *Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS

C&M No. 44-22-1659

FILED

24

2022 JUL 11 PM 2:46

County Clerk  
FORT BEND COUNTY

dk  
Rec # 73806

Our Case No. 22-03172-FC

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

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
March 30, 2017

**Property address:**  
7910 TALLADEGA SPRINGS LN  
RICHMOND, TX 77407

**Grantor(s)/Mortgagor(s):**  
GREGORY ERIC WALKER II, A SINGLE MAN

**LEGAL DESCRIPTION:** Lot 11, IN BLOCK 4, OF TWIN OAKS VILLAGE, SECTION 9, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040035, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

**Date of Sale:** SEPTEMBER 6, 2022

**Property County:** FORT BEND

**Original Trustee:** ALLAN B. POLUNSKY

**Recorded on:** March 31, 2017  
**As Clerk's File No.:** 2017034445  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC.

**Substitute Trustee:**  
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, 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

**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 Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan L. Randle, Ebbie Murphy, 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, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

24

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **SEPTEMBER 6, 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.

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, July 8 2022

MARINOSCI LAW GROUP, PC

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

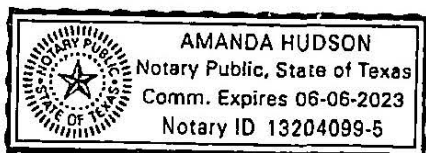
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 8<sup>th</sup> 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: 6-6-2023  
Amanda Hudson  
Printed Name and Notary Public



Grantor: LAKEVIEW LOAN SERVICING, LLC.  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 22-03172

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

25

## NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 10, BLOCK 1, RIVERSTONE NORTH SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20140293 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/04/2016 and recorded in Document 2016111399 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:

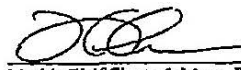
Date: 09/06/2022 /  
Time: 01:00 PM  
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated 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 DAN ZHANG AND YUE LIU, provides that it secures the payment of the indebtedness in the original principal amount of \$392,625.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL NATIONAL MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL NATIONAL MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 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

FILED

2022 JUL 12 AM 10:23

  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

# 74112  
74092  
8

25

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.

2022 JUL 14 AM 8:02

*JL*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Kevin P. ...*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*JL*

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

Matter No.: 104940-TX

Date: July 13, 2022

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: JUAN M. RENTERIA, AN UNMARRIED MAN  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MOVEMENT MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC  
MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/15/2019, RECORDING INFORMATION: Recorded on 11/27/2019, as Instrument No. 2019136814 and later modified by a loan modification agreement recorded as Instrument 2021201351 on 12/06/2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY (20), IN BLOCK THREE (3), OF FAIRPARK VILLAGE, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20070115 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2022, 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.

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

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

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




26

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, 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



FILED

27

2022 JUL 14 AM 8:38

2207 WESTWOOD DRIVE  
STAFFORD, TX 77477

00000006510903

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
14860

**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: September 06, 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 June 28, 2001 and recorded in Document CLERK'S FILE NO. 2001058646 AS AFFECTED BY LOAN MODIFICATION CLERK'S FILE NO. 2008050377, 2010078021, AND 2014073559 real property records of FORT BEND County, Texas, with MARILYN SCOTT, grantor(s) and MEMORIAL PARK MORTGAGE, LTD., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARILYN SCOTT, securing the payment of the indebtednesses in the original principal amount of \$85,138.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COLONIAL SAVINGS, F.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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY  
BUILDING B  
FORT WORTH, TX 76102



NTSS00000006510903

2207 WESTWOOD DRIVE  
STAFFORD, TX 77477

27

0000006510903

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



Declarants Name: Anna Sewart, Substitute Trustee

Date: 7/14/2022

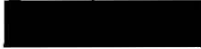
2207 WESTWOOD DRIVE  
STAFFORD, TX 77477

00000006510903

00000006510903

27

FORT BEND



LOT TWO (2) , IN BLOCK NINE (9) , OF STAFFORD RUN, SECTION TWO (2) , A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 605/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

2022 JUL 16 AM 8:38

*John P. Jones*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*171860*

*28*

2719 TUCKER CREEK DRIVE  
FRESNO, TX 77545

0000009503376

**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: September 06, 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 10, 2015 and recorded in Document CLERK'S FILE NO. 2015104744 real property records of FORT BEND County, Texas, with QUINTON LAVELL THOMAS , A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by QUINTON LAVELL THOMAS , A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$185,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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



2719 TUCKER CREEK DRIVE  
FRESNO, TX 77545

28 0000009503376

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

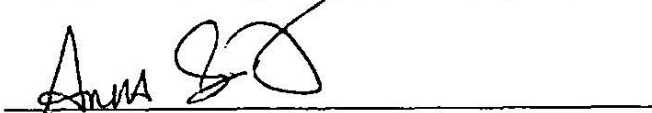
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM 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.



Declarants Name: Anna Sewart, Substitute Trustee

Date: 7/14/2022

2719 TUCKER CREEK DRIVE  
FRESNO, TX 77545

0000009503376

28

0000009503376

FORT BEND



LOT ELEVEN (11), IN BLOCK TWO (2), OF WINFIELD LAKES, SECTION SEVENTEEN (17), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130269 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FILED

SELECT PORTFOLIO SERVICING, INC. (SPS)  
JOHNSON, FELICIA T.  
17187 QUAIL PARK, MISSOURI CITY, TX 77489

CONVENTIONAL  
Firm File Number: 20-035882

2022 JUL 14 AM 8:39

**NOTICE OF TRUSTEE'S SALE**

*[Handwritten Signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*R 74860*  
*29*

WHEREAS, on March 10, 2006, FELICIA T. JOHNSON, NOT STATED, as Grantor(s), executed a Deed of Trust conveying to DENNIS C JOHNSON, as Trustee, the Real Estate hereinafter described, to BENEFICIAL TEXAS 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 2006029533, 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, September 6, 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 FORTY-ONE (41), IN BLOCK SIX (6), OF QUAIL GLEN, SECTION ONE (1) A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 16, MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address:	17187 QUAIL PARK MISSOURI CITY, TX 77489
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3 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.

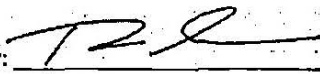
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

24

**SUBSTITUTE TRUSTEE**

Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Patricia Poston, Austin DuBois, Nick Frame and Cheyanne Troutt,  
Sandy Dasigenis and Jeff Leva  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day July 12, 2022.

By: 

Ronny George  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
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, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR3

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



**FILED**

SPECIALIZED LOAN SERVICING LLC (SPZ)  
THONGDARA, NEONG  
10739 WHITE BRIDGE LANE, SUGAR LAND, TX 77498

CONVENTIONAL  
Firm File Number: 22-038280

2022 JUL 14 AM 8:39

**NOTICE OF TRUSTEE'S SALE**

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*R-74860*  
*30*

WHEREAS, on April 14, 2004, NEONG THONGDARA, as Grantor(s), executed a Deed of Trust conveying to ARGENT MORTGAGE COMPANY, LLC, as Trustee, the Real Estate hereinafter described, to ARGENT MORTGAGE COMPANY, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2004045154, 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, September 6, 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 TEN (10), IN BLOCK ONE (1) OF WOODBRIDGE OF FORT BEND COUNTY, SECTION THIRTEEN, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2297/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS**

Property Address:	10739 WHITE BRIDGE LANE SUGAR LAND, TX 77498
Mortgage Servicer:	SPECIALIZED LOAN SERVICING LLC
Mortgagee:	WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-MCW1, CLASS A-1 CERTIFICATES 6200 S. QUEBEC ST. SUITE 300 GREENWOOD VILLAGE, CO 80111

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.

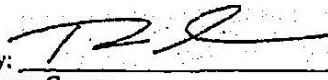
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO  
SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT  
IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE  
IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE  
SERVICER**

30

**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, Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt or Patricia Poston  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day July 12, 2022.

By:   
Ronny George  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
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 Wells Fargo Bank, N.A., as Trustee for Park  
Place Securities, Inc., Asset-Backed Pass-Through  
Certificates, Series 2004-MCW1, Class A-1 Certificates

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

FILED

2022 JUL 14 AM 8:39

22-032042

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* 31  
R-74860

Deed of Trust Date: February 22, 2013	Original Mortgagor/Grantor: EDWARD RAMOS AND LAURA SERRANO RAMOS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 2013022489	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 \$396,000.00, executed by EDWARD RAMOS and payable to the order of Lender.

Property Address/Mailing Address: 5822 FLAGSTONE PASS COURT, SUGAR LAND, TX 77479

Legal Description of Property to be Sold: LOT TWENTY-SEVEN (27), IN BLOCK ONE (1), OF SENOVA AT RIVERSTONE SECTION THREE PHASE ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20120135 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: September 6, 2022	Earliest time Sale will begin: 1:00 PM
---------------------------------	--

Place of sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, the owner and holder of the Note, has requested 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.

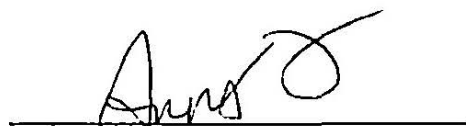
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST* bid may be by credit against the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

31

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 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 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 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

2022 JUL 14 AM 9:39

22-026255

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)

32  
K 7/18/22

Deed of Trust Date: June 9, 2018	Original Mortgagor/Grantor: MIKE GONZALES AND MELISSA GONZALES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR LOANDEPOT.COM LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LOANDEPOT.COM, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2018065811	Property County: FORT BEND
Mortgage Servicer: LOANDEPOT	Mortgage Servicer's Address: 5465 Legacy Drive, Suite 400 Plano, Texas 75024-0000

\* 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 \$499,525.00, executed by MELISSA GONZALES and MIKE GONZALES and payable to the order of Lender.

Property Address/Mailing Address: 28222 S FIRETHORNE RD, KATY, TX 77494

Legal Description of Property to be Sold: LOT FIVE (5), BLOCK ONE (1), OF FIRETHORNE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

Date of Sale: September 06, 2022	Earliest time Sale will begin: 01:00 PM
----------------------------------	---

Place of sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LOANDEPOT.COM, LLC, the owner and holder of the Note, has requested 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.

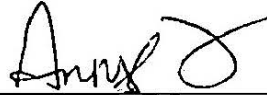
32

**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 *LOANDEPOT.COM, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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 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

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

33

2022 JUL 14 AM 8:39

22-003242

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)

274860

Deed of Trust Date: May 24, 2018	Original Mortgagor/Grantor: RORY DUNSON AND TANA DUNSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEGEND LENDING CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PINGORA LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2018056952	Property County: FORT BEND
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is 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 \$169,750.00, executed by RORY DUNSON and TANA DUNSON and payable to the order of Lender.

Property Address/Mailing Address: 3207 MEADOWVIEW DR, MISSOURI CITY, TX 77459

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE FORT BEND, STATE OF TEXAS: LOT SIX (6) BLOCK TWENTY-NINE (29), QUAIL VALLEY EAST SUBDIVISION, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 3 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS..

Date of Sale: September 06, 2022	Earliest time Sale will begin: 1:00 PM
----------------------------------	--

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, PINGORA LOAN SERVICING, LLC, 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, Auction.com, whose address is 1 Mauchly Irvine, CA 92618, or Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt 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 *PINGORA LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, 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, Nick Frame, Austin DuBois, Cheyanne Troutt 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, Nick Frame, Austin DuBois, Cheyanne Troutt 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, Nick Frame, Austin DuBois, Cheyanne Troutt 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 ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

34

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

**DEED OF TRUST INFORMATION:**

Date: 05/23/2019  
Grantor(s): MAKISHA LEWIS, AN UNMARRIED WOMAN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$157,102.00  
Recording Information: Instrument 2019054587  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 2513 PRINCESS LANE, MISSOURI CITY, TX 77459

**MORTGAGE SERVICING INFORMATION:**

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

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

2022 JUL 14 PM 3:08  
FILED  
R 75190

**SALE INFORMATION:**

Date of Sale: Tuesday, the 6th day of September, 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 JUL 14 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: 

34

Exhibit "A"

UNIT 2, BUILDING 14, REPLAT OF QUAIL VALLEY TOWN HOMES, SECTION THREE (3), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 12, PAGE 9, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FILED

2022 JUL 15 AM 11:08

*Richard A. Ramirez*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

35

RA 75467

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

T.S. #: 2022-02356

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 9/6/2022  
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-ONE (41), IN BLOCK THREE (3), OF PARTIAL REPLAT OF PALMER PLANTATION AT LAKE OLYMPIA, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 918/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: 2830 PLANTATION WOOD LANE MISSOURI CITY, TX 77459

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 7/23/2018 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 7/23/2018 under County Clerk's File No 2018082182, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s): ZACHARY MICHAEL ROBERTS AND SPOUSE, KATHARINE ROBERTS  
Original Trustee: Richard A. Ramirez  
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 AmCap Mortgage, Ltd., its successors and assigns  
Current Mortgagee: Freedom Mortgage Corporation  
Mortgage Servicer: Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

35

T.S. #: 2022-02356

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 \$218,601.00, executed by ZACHARY MICHAEL ROBERTS AND SPOUSE, KATHARINE ROBERTS, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AmCap Mortgage, Ltd., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

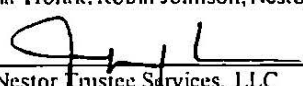
**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint a other person substitute trustee to conduct the sale.

35

T.S. #: 2022-02356

Dated: 7-15-22

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

55

T.S. #: 2022-02356

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is 1505 Heights, 77008. I declare under penalty of perjury that on 7-15-22 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: 7-15-22

22TX373-0609  
20002 SHORE MEADOWS LANE, RICHMOND, TX 77407

**FILED**

36

2022 JUL 21 AM 8:05

**NOTICE OF FORECLOSURE SALE**

*Anna P. Bledsoe*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

R-77271  
AMS

- Property: The Property to be sold is described as follows:
- LOT 17, IN BLOCK 1, OF LAKEMONT TERRACE SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050029, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated April 24, 2015 and recorded on May 15, 2015 as Instrument Number 2015051928 in the real property records of FORT BEND County, Texas, which contains a power of sale.
- Sale Information: September 06, 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 HENNY BETANCOURT AND ERIK DE LA FE secures the repayment of a Note dated April 24, 2015 in the amount of \$123,000.00. 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.

36

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

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

*Sandy Dasigenis*

Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, 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, SANDY DASIGENIS, declare under penalty of perjury that on the 21<sup>ST</sup> day of JULY, 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).



37

FILED

2022 JUL 21 AM 8:05

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

R97272  
AMS

*Anna P. Reed*  
COUNTY CLERK

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 24, 2020 and recorded under Clerk's File No. 2020133277, in the real property records of FORT BEND County Texas, with Bryan Nicholas Bradley and Amber Nicole Bradley, Husband and Wife as Community Property with Right of Survivorship as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nova Financial & Investment Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Bryan Nicholas Bradley and Amber Nicole Bradley, Husband and Wife as Community Property with Right of Survivorship securing payment of the indebtedness in the original principal amount of \$283,274.00 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 Bryan Nicholas Bradley and Amber Nicole Bradley. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT SIXTEEN (16), IN BLOCK ONE (1), OF PINE MILL RANCH, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060190, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**



**SALE INFORMATION**

**Date of Sale: 09/06/2022**

**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.

31

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 Xome, 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 07/19/2022.

/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. 44-22-1638

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

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

**DEED OF TRUST INFORMATION:**

Date: 09/17/2007  
Grantor(s): CUAUHTEMOC AVILA AND WIFE, VERONICA AVILA AND OSCAR SANCHEZ, A SINGLE MAN  
Original Mortgagee: WALTER MORTGAGE COMPANY  
Original Principal: \$123,621.00  
Recording Information: Instrument 2007118247  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 818 TORI RD, RICHMOND, TX 77469

38

**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, not in its individual capacity but solely as Trustee of NRZ Inventory Trust  
Mortgage Servicer: Shellpoint Mortgage Servicing  
Current Beneficiary: U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Inventory Trust  
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

2022 JUL 21 AM 11:25  
FILED  
77454  
ML

**SALE INFORMATION:**

Date of Sale: Tuesday, the 6th day of September, 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, 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, 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, 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 JUL 21 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: 

38

Exhibit "A"

A TRACT OF LAND CONTAINING 1.6606 ACRES (72,336 SQUARE FEET) KNOWN AS TRACT 13, BEING OUT OF THE DIVISION OF A CERTAIN CALLED 99.653 ACRE TRACT, SITUATED IN THE WILLIAM LUSK SURVEY, ABSTRACT NO. 276, IN FORT BEND COUNTY, TEXAS. SAID 1.6606 ACRE TRACT (TRACT 13) BEING THAT SAME TRACT RECORDED IN VOLUME 743, PAGE 3 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 743, PAGE 3 F.B.C.D.R.)

COMMENCING FOR REFERENCE AT THE EASTERLY CORNER OF SAID 99.653 ACRE TRACT;  
THENCE N 65 DEGREES 07' 40" W, A DISTANCE OF 602.80 FEET TO A POINT;  
THENCE S 25 DEGREES 00' 00" W, ALONG WITH THE CENTERLINE OF A 60-FOOT WIDE ROADWAY EASEMENT KNOWN AS TORI ROAD, A DISTANCE OF 1318.89 FEET TO A P.K. NAIL SET MARKING THE NORTHEASTERLY (EASTERLY) CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEASTERLY (SOUTHERLY) CORNER OF TRACT 14 RECORDED IN F.B.C.C.F. NO. 2000046458, SAID CORNER ALSO BEING THE COMMON WESTERLY CORNER OF TRACTS 35 AND 36 RECORDED IN VOLUME 1051, PAGE 479 F.B.C.D.R. AND F.B.C.C.F. NO. 2006132398 RESPECTIVELY;  
THENCE S 25 DEGREES 00' 00" W, ALONG WITH THE CENTERLINE OF SAID TORI ROAD AND THE COMMON LINE OF SAID TRACT 36 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 120.00 FEET TO A P. K. NAIL SET MARKING THE SOUTHEASTERLY (SOUTHERLY) CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEASTERLY (EASTERLY) CORNER OF TRACT 12 RECORDED IN F.B.C.C.F. NO. 9515134, SAID CORNER ALSO BEING THE SOUTHWESTERLY (WESTERLY) CORNER OF SAID TRACT 36;  
THENCE N 65 DEGREES 05' 20" W, ALONG THE COMMON LINE OF SAID TRACT 12 AND THE HEREIN DESCRIBED TRACT, AT 30.00 FEET PASS AN IRON PIPE FOUND (REFERENCE CORNER) IN THE NORTHWESTERLY LINE OF SAID TORI ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 602.80 FEET TO AN IRON PIPE FOUND IN THE SOUTHEASTERLY LINE OF A CERTAIN CALLED 19.973 ACRE BOELICHER'S TRACT RECORDED IN F.B.C.C.F. NO. 8900649 MARKING THE SOUTHWESTERLY (WESTERLY) CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWESTERLY (NORTHERLY) CORNER OF SAID TRACT 12;  
THENCE N 25 DEGREES 00' 00" E, ALONG THE COMMON LINE OF SAID 19.973 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 120.00 FEET TO A POINT FOR THE NORTHWESTERLY (NORTHERLY) CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWESTERLY (WESTERLY) CORNER OF AFORESAID TRACT 14 FROM WHICH AN IRON PIPE FOUND BEARS S 68 DEGREES 46' E. A DISTANCE OF 0.5 FEET;  
THENCE S 65 DEGREES 05' 20" E, ALONG THE COMMON LINE OF SAID TRACT 14 AND THE HEREIN DESCRIBED TRACT, AT 572.80 FEET PASS AN IRON PIPE FOUND (REFERENCE CORNER) IN THE NORTHWESTERLY LINE OF AFORESAID TORI ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 602.80 FEET TO THE POINT OF BEGINNING CONTAINING 1.6606 ACRES OF LAND.

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

FILED

2022 JUL 21 AM 11:04

TS No.: 2021-00349-TX  
22-000182-673

39

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

277437

**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:** 09/06/2022

**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 10:00 a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 2806 FIR CREST COURT, STAFFORD, TX 77477

**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 11/15/2004 and recorded 11/30/2004 in Document 2004144824, real property records of Fort Bend County, Texas, with **RANDALL WILLIAMS AND LISA WILLIAMS** grantor(s) and **OLYMPUS MORTGAGE COMPANY, as Lender, WELLS FARGO BANK, N.A, AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2, 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 **RANDALL WILLIAMS AND LISA WILLIAMS**, securing the payment of the indebtedness in the original principal amount of **\$93,300.00**, 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, AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2** 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 NINE (9) IN BLOCK EIGHT (8), A REPLAT OF DOVE COUNTRY, AS SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 49, PAGE 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**

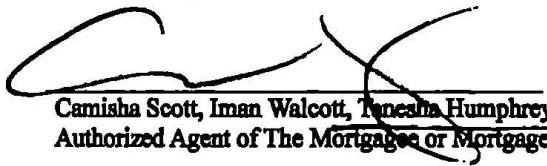
39

**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 18, 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 <sup>Certificate of Posting</sup> whose address is c/o AYT 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 AM 11:04

40

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

Rec 17437

**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:** 09/06/2022

**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:** 3022 SLEEPY HOLLOW DRIVE, SUGAR LAND, TX 77479

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/20/2006 and recorded 01/04/2007 in Document 2007001614, real property records of Fort Bend County, Texas, with **ALBERTO J. CORDOVA AND SPOUSE, MARIA M. CORDOVA** grantor(s) and **AMERICAN BROKERS CONDUIT** 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 **ALBERTO J. CORDOVA AND SPOUSE, MARIA M. CORDOVA**, securing the payment of the indebtedness in the original principal amount of **\$25,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-2** is the current mortgagee of the note and deed of trust or contract lien.





NO

### 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 6, BLOCK 12, SETTLERS PARK, SECTION 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 12, 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**

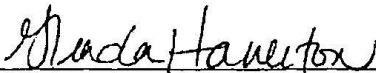
40

**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 18, 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 <sup>Certificate of Posting</sup> whose address is c/o AYT 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 11:04

41

*John R. Baker*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

R7743

**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:** 09/06/2022

**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 10:00 a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 50 SCHUBACH DR, SUGAR LAND, TX 77479

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/10/2006 and recorded 12/04/2006 in Document 2006151322, real property records of Fort Bend County, Texas, with **KENDYL JACOX AND ALYSSA JACOX, HIS WIFE** grantor(s) and **ARGENT MORTGAGE COMPANY, LLC** as Lender, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AMC2 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 **KENDYL JACOX AND ALYSSA JACOX, HIS WIFE**, securing the payment of the indebtedness in the original principal amount of \$497,250.00, 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 Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AMC2** is the current mortgagee of the note and deed of trust or contract lien.

41

### 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-four (44), in Block One (1), of NEW TERRITORY PARCEL SE, Thirteen (13), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1518/a and 1518/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**

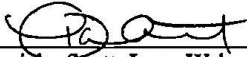
41

### 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 13, 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 DASILENS 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 7/21/22 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 AM 11:04

42

*Handwritten signature*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
rec 77437

**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 FIVE (5), IN BLOCK ONE (1), OF AVALON AT SEVEN MEADOWS, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2538/B, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/24/2006 and recorded in Document 2006111683 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: 09/06/2022

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 TILLYN LOWERY AND TUAN LOWERY, provides that it secures the payment of the indebtedness in the original principal amount of \$576,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. HSBC Bank USA, N.A., as trustee, on behalf of the holders of the J.P. Morgan Alternative Loan Trust 2007-A1 Mortgage Pass-Through Certificates is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is HSBC Bank USA, N.A., as trustee, on behalf of the holders of the J.P. Morgan Alternative Loan Trust 2007-A1 Mortgage Pass-Through Certificates c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

*Handwritten signature: Brandon Wolf*  
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

42

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 JUN 21 AM 11:06

43

Seal of Fort Bend County, Texas

277437

**NOTICE OF FORECLOSURE SALE**

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 4, IN BLOCK 2, OF ANNEX NO. 2, TOBOLA SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 27 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/13/2016 and recorded in Document 2016050836 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: 09/06/2022 /

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 JOHN S. WOLFF JR, provides that it secures the payment of the indebtedness in the original principal amount of \$102,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Nexbank is the current mortgagee of the note and deed of trust and NEXBANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Nexbank c/o NEXBANK, 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.**

*Karla Balli*

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





43

Certificate of Posting

I am SANDY DASIGENIS whose address is c/o AWT Title Services, L.L.C, 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

44 2022 JUL 21 AM 11:04

Fort Bend County Seal

277437

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 FOURTEEN (14), OF THE MEADOWS, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 7 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 03/23/2007 and recorded in Document 2007036205 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: 09/06/2022
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 JON BRADLEY GOLLER, provides that it secures the payment of the indebtedness in the original principal amount of \$97,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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



44

Certificate of Posting

I am SANDY DASIGENIS whose address is c/o AYT 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 45

2022 JUL 21 PM 12:28

County Clerk  
FORT BEND COUNTY

R# 77503

3114 BRANNON HILL LN  
SUGAR LAND, TX 77479

00000008612889

NOTICE OF [SUBSTITUTE] INSTRUMENT

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: September 06, 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 18, 2018 and recorded in Document CLERK'S FILE NO. 2018007838; AS AFFECTED BY CORRECTION AFFIDAVIT CLERK'S FILE NO. 2019115586 real property records of FORT BEND County, Texas, with JOHN DUBOR AND IRENE EGBON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN DUBOR AND IRENE EGBON, securing the payment of the indebtednesses in the original principal amount of \$202,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CALIBER HOME LOANS, INC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CALIBER HOME LOANS, INC.  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134



3114 BRANNON HILL LN  
SUGAR LAND, TX 77479

45

0000008612889

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

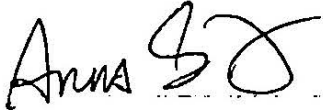
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CARL MEYERS, LEB KEMP, TRACI YEAMAN, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, TIM WORSTELL, AARON CRAWFORD, THOMAS GILBRAITH, JOSUUA 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.



Declarants Name: Anna Sewart, Substitute Trustee

Date: 7/21/22

3114 BRANNON HILL LN  
SUGAR LAND, TX 77479

45

0000008612889

0000008612889

FORT BEND

**EXHIBIT "A"**

LOT 45, IN BLOCK 2, OF RIVERPARK, SECTION TWELVE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED ON SLIDE NO(S). 2208/A AND 2208/B, OF THE PLAT RECORDS FORT BEND COUNTY, TEXAS.

FILED

4/6 2022 JUL 21 PM 12:28

*Cheryl P. ...*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*Page # 77503*

4414 PEPPERMINT HILL LANE  
RICHMOND, TX 77469

0000008852170

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: September 06, 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 13, 2009 and recorded in Document CLERK'S FILE NO. 2009036152 real property records of FORT BEND County, Texas, with WILLIAM LOSTIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM LOSTIA, securing the payment of the indebtednesses in the original principal amount of \$122,637.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST 1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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


c/o CARRINGTON MORTGAGE SERVICES, L.L.C  
1600 SOUTH DOUGLASS ROAD  
SUITE 200-A  
ANAHEIM, CA 92806



46

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 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: Anna Sewart, Substitute Trustee

Date: 7/21/22



4414 PEPPERMINT HILL LANE  
RICHMOND, TX 77469

0000008852170

46

0000008852170

FORT BEND

**EXHIBIT "A"**

LOT 3, IN BLOCK 2, OF SUNRISE MEADOW, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20070148 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

47

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2022 JUL 21 PM 12:23

**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.

**Mortgage 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.

*Anna Sewart*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

Rec 11  
77503

**Date of Sale:** September 6, 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 WOLFHOHL, 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 Gaudin*

Anthony Gaudin, ATTORNEY AT LAW  
HUGHES, WATERS & 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

1114 Briarstead Dr, Richmond, TX 77406

48

FILED

22-006267

2022 JUL 28 AM 8:11

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

R 79753  
hms

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 09/06/2022
- 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 03/16/2020 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number, 2020031584 with (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for Hometown Lenders, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Christopher Payne, securing the payment of the indebtedness in the original amount of \$239,580.00, 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.** LOT 129, BLOCK 10, OF THE GROVE, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 10, OF THE MAP AND /OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



4755314

48

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. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing LLC  
3637 Sentara Way  
Virginia Beach, VA 23452

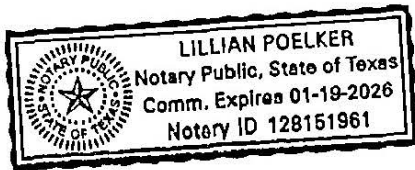


**SUBSTITUTE TRUSTEE**  
Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan  
L. Randle, Ebbie Murphy  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

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 28<sup>th</sup> day of July, 2022.

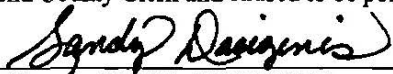


NOTARY PUBLIC in and for

\_\_\_\_\_ 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 July 28, 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: 7/28/22

FILED

C&M No. 44-18-3502/ FILE NOS

49

2022 JUL 28 AM 8:11

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

*2022/7/28*  
*Ames*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 26, 2014 and recorded under Clerk's File No. 2014106257, in the real property records of FORT BEND County Texas, with Samuel Darryl Dukes and Atsuko Dukes husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Cornerstone Mortgage Providers, L.P., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Samuel Darryl Dukes and Atsuko Dukes husband and wife securing payment of the indebtedness in the original principal amount of \$425,965.00 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 Samuel Darryl Dukes. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

**Legal Description:**

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

**SALE INFORMATION**

**Date of Sale: 09/06/2022**

**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,"



49

**"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, 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 07/25/2022.

/s/ Lisa Collins SBOT No. 24115338, 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: *Sandy Dasigenis*  
Printed Name: SANDY DASIGENIS

C&M No. 44-18-3502

50

FILED

2022 JUL 28 AM 8:12

279783

RMS

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

*Julie Roberts*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 03, 1993 and recorded under Vol. 2574, Page 778, or Clerk's File No. 9364185, in the real property records of FORT BEND County Texas, with Patricia A. Giannelli as Grantor(s) and Crossland Mortgage Corp. as Original Mortgagee.

Deed of Trust executed by Patricia A. Giannelli securing payment of the indebtedness in the original principal amount of \$53,200.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Patricia A. Giannelli. Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2020-RPL1 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:**

**UNIT 102, IN BUILDING "J", THE APPURTENANCES THERETO, AND THE SPACES ENCOMPASSED BY THE BOUNDARIES THEREOF, AND AN UNDIVIDED 1.355 PERCENT OWNERSHIP INTEREST IN THE COMMON ELEMENTS LOCATED IN AND A PART OF STANDARD PACIFIC HOMES AT GRANT'S LAKE, PHASE II, OUT OF A REPLAT OF GRANT'S LAKE CONDOMINIUM UNITS RESERVE "E", A CONDOMINIUM REGIME IN FORT BEND COUNTY, TEXAS, AS FULLY DESCRIBED AND DEFINED IN THE CONDOMINIUMS DECLARATION FOR THE STANDARD PACIFIC HOMES AT GRANT'S LAKE PHASE II, TOGETHER WITH THE SURVEY PLATS, BYLAWS AND EXHIBITS ATTACHED THERETO, AS RECORDED IN VOLUME 1407, PAGE 45, OF THE COUNTY CLERK'S OFFICIAL RECORDS AND IN VOLUME 32, PAGE 18 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 09/06/2022**

**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.



4755408



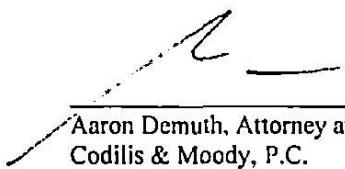
The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or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

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jeff Leva, 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

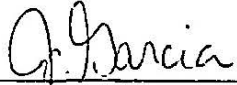
  
\_\_\_\_\_  
Aaron Demuth, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

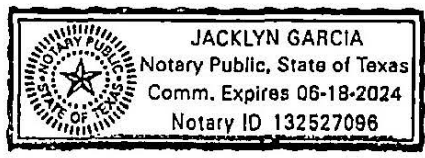
STATE OF TEXAS


COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Aaron Demuth 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 25th day of July, 2022.

  
\_\_\_\_\_  
Notary Public Signature



Posted and filed by:   
Printed Name: SANDY DASIGENIS



51  
**FILED**  
2022 JUL 28 AM 8:12  
R-1753  
*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

Assert and protect your rights as a member of the armed forces of the United States if you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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 April 14, 2016 and recorded under Clerk's File No. 2016038179, in the real property records of FORT BEND County Texas, with Saba Melles, An Unmarried Woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company Ltd, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Saba Melles, An Unmarried Woman securing payment of the indebtedness in the original principal amount of \$240,350.00 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 Saba Melles. Arvest Central Mortgage Company is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Arvest Central Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Arvest Central Mortgage Company, is representing the Mortgagee, whose address is: 801 John Barrow Road, Suite 1, Little Rock, AR 72205.

**Legal Description:**

**LOT 38, BLOCK 1, MISSION TRACE SEC 5, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20150052 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 09/06/2022**

**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, 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 07/25/2022.

/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. 44-22-1738

9303 Cavalier Lane, Rosenberg, TX 77469

52  
RPM3  
AMS  
**FILED**  
2022 JUL 28 AM 8:12  
22-007134  
*Anna Ferrell*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: 09/06/2022 ✓

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 05/14/2010 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number, 2010044641 with Tina Marie Ferrell and John C. Nycewonder (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Tina Marie Ferrell and John C. Nycewonder, securing the payment of the indebtedness in the original amount of \$163,478.00, 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 TWELVE (12), IN BLOCK THREE (3), OF BONBROOK PLANTATION SOUTH SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20070282 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

52

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

*Sandy Dasigenis*

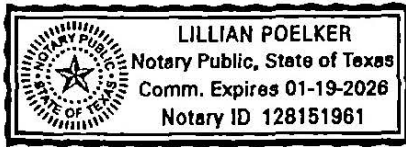
SUBSTITUTE TRUSTEE

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 28<sup>th</sup> day of July, 2022.



*Lillian Poelker*

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 July 27, 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.

*Sandy Dasigenis*

Declarants Name: SANDY DASIGENIS  
Date: 7/28/22

53 FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2022 JUL 28 AM 8:13

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

279753  
KMS  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

Matter No.: 105245-TX

Date: July 27, 2022

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: TOLUWALASE EKUNDAYO, UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC., DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 11/30/2018, RECORDING INFORMATION: Recorded on 12/4/2018, as Instrument No. 2018133902

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 6, BLOCK 5, BONBROOK PLANTATION SOUTH SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20170027, MAP AND/OR PLAT RECORDS, FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2022, 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.

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

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

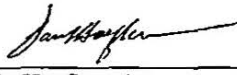
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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



53

**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

2022 JUL 28 AM 8:13

59

R19753  
*Steph P. Balli* KML  
 COUNTY CLERK  
 FORT BEND COUNTY TEXAS

## 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 9, BLOCK 3, AVALON AT RIVERSTONE SECTION EIGHTEEN-A (18-A), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN PLAT NO. 20160164, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/18/2018 and recorded in Document 2018080624 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: 09/06/2022/

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 EDWARD CHARLES RAJUAI AND TERRI SHAQUITA BEAUDION, provides that it secures the payment of the indebtedness in the original principal amount of \$646,893.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 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.**

*Brandon Wolf*

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



54

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 7/29/22 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

55

2022 JUL 28 AM 8:13

R-19753  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**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 23, IN BLOCK 3 OF TELFAIR, SECTION 5, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060073 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/02/2017 and recorded in Document 2017050070 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: 09/06/2022
- 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 CLIFF YI GUO AND YUYAN WANG, provides that it secures the payment of the indebtedness in the original principal amount of \$301,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FIFTH THIRD BANK, N.A., FKA FIFTH THIRD BANK is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is FIFTH THIRD BANK, N.A., FKA FIFTH THIRD BANK c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 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



55

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 7/28/22 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

56

2022 JUL 28 AM 9:01

Our Case No. 22-02061-FC-2

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

*Michael Burns*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

R# 79868

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
March 18, 2016

**Property address:**  
2014 PRESTON PARK  
ROSENBERG, TX 77471-0000

**Grantor(s)/Mortgagor(s):**  
RICHARD ANTHONY BONGIOVANNI AND ELIZABETH  
P. BONGIOVANNI, HUSBAND AND WIFE

**LEGAL DESCRIPTION:** LOT SEVEN (7), IN BLOCK NINE (9), OF KINGDOM HEIGHTS, SECTION ONE (1), A  
SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
UNDER SLIDE NO(S). 20060032, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
ARK-LA-TEX FINANCIAL SERVICES, LLC DBA  
BENCHMARK MORTGAGE ITS SUCCESSORS AND  
ASSIGNS

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

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

**Date of Sale:** SEPTEMBER 6, 2022

**Property County:** FORT BEND

**Original Trustee:** MICHAEL BURNS, ATTORNEY AT  
LAW

**Recorded on:** March 22, 2016  
**As Clerk's File No.:** 2016028415  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

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

**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 Jeff Leva, Sandy Dasigenis, Megan  
Randle-Bender, Debby Jurasek, Jack Palmer, Sabrina Palmer, Marinosci Law Group PC, 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, as Substitute Trustee, who shall hereafter

56

exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **SEPTEMBER 6, 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.

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, July 27 2022

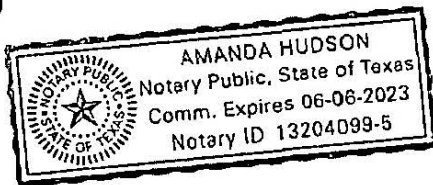
MARINOSCI LAW GROUP, PC

By: [Signature]  
SAMMY HOODA,  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 27th 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: 6-6-2023  
Amanda Hudson  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 22-02061

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

FILED

57

2022 JUL 28 AM 9:01

Our Case No. 22-04169-FC

*Quinn Wilson*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

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

*Rx 7/26/22*

THE STATE OF TEXAS  
COUNTY OF FORT BEND

**Deed of Trust Date:**  
April 15, 2021

**Property address:**  
1516 CHESTNUT LANE  
RICHMOND, TX 77469

**Grantor(s)/Mortgagor(s):**  
MICHAEL F HUGHES, AN UNMARRIED MAN

**LEGAL DESCRIPTION:** Lot Six (6), in Block One (1), of LAUREL OAKS MANOR, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 6, of the Plat Records of Fort Bend County, Texas.

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

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

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

**Date of Sale:** SEPTEMBER 6, 2022 ✓

**Property County:** FORT BEND

**Original Trustee:** ALLAN B. POLUNSKY

**Recorded on:** April 19, 2021  
**As Clerk's File No.:** 2021062187  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, 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.

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

57

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **SEPTEMBER 6, 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.

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, July 27 2022

MARINOSCI LAW GROUP, PC

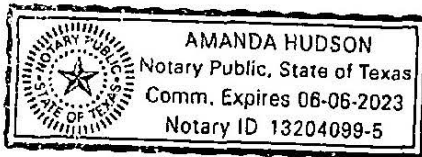
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 27<sup>th</sup> 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: 6-6-2023  
Amanda Hudson  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 22-04169

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

FILED

2022 JUL 28 AM 11:04

58

79964

1938 VERMILLION VIEW STREET  
FRESNO, TX 77545

0000009537424

*[Handwritten signature]*  
COUNTY CLERK

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: September 06, 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 30, 2010 and recorded in Document INSTRUMENT NO. 2010085936; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 2013040530 AND 2018063184 real property records of FORT BEND County, Texas, with BARBARA GIBSON AND EARNEST J GIBSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BARBARA GIBSON AND EARNEST J GIBSON, securing the payment of the indebtednesses in the original principal amount of \$136,708.00, 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



NTSS0000009537424

1938 VERMILLION VIEW STREET  
FRESNO, TX 77545

58

0000009537424

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FORT BEND County Clerk and caused to be posted at the FORT BEND County courthouse this notice of sale.

\_\_\_\_\_

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

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



1938 VERMILLION VIEW STREET  
FRESNO, TX 77545

58

0000009537424

0000009537424

FORT BEND



LOT SIXTEEN (16.) IN BLOCK THREE (3), OF WINFIELD LAKES SEC. 11, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070152, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

59 FILED

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
MENDOZA, PABLO  
3120 MORGAN MEADOW LANE, PEARLAND, TX 77584

FHA 512-2841325-703  
Firm File Number: 22-038354

2022 JUL 26 AM 11:04

*[Handwritten signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*279964*

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 12, 2017, PABLO R MENDOZA AND FEDERICKA BARCENAS-MEDINA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RUTH W GARNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR KBHS HOME LOANS, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2017112906, 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, September 6, 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 4, BLOCK 2, SHADOW GROVE SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20140180 OF THE PLAT  
RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 3120 MORGAN MEADOW LANE  
PEARLAND, TX 77584  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: LAKEVIEW LOAN SERVICING, LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

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

59

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 July 20, 2022.

By: 

Ronny George  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
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 Lakeview Loan Servicing, 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.**

NOTICE OF SUBSTITUTE TRUSTEE SALE

60

Deed of Trust Date:  
12/12/2001

Grantor(s)/Mortgagor(s):  
ROBERT ANDERSON, A SINGLE PERSON

Original Beneficiary/Mortgagee:  
AMERICAN CAPITAL FUNDING CORPORATION

Current Beneficiary/Mortgagee:  
Wilmington Savings Fund Society, FSB, d/b/a Christiana  
Trust, not individually but as trustee for Pretium Mortgage  
Acquisition Trust  
Property County:  
FORT BEND

Recorded in:  
Volume: N/A  
Page: N/A  
Instrument No: 2002001470

Mortgage Servicer:  
Selene Finance, LP is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

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

Legal Description: LOT SEVENTY-SIX (76) BLOCK ONE (1) IN WILLOW PARK GREENS. A SUBDIVISION IN FORT BEND COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN 2120/A AND 2120/B OF THE PLAT RECORDS IN FORT BEND COUNTY, TEXAS.

Date of Sale: 9/6/2022

Earliest Time Sale Will Begin: 1pm

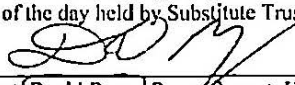
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

R 79966

FILED

2022 JUL 28 AM 11:04

  
FORT BEND COUNTY, TEXAS

MII File Number: TX-20-78042-POS  
Loan Type: Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

61

**Deed of Trust Date:**  
8/26/2019

**Grantor(s)/Mortgagor(s):**  
LAM H NGUYEN AND NGOC-YEN T NGUYEN,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR CALIBER  
HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
CALIBER HOME LOANS, INC.

**Recorded in:**  
Volume: NA  
Page: NA  
Instrument No: 2019097154

**Property County:**  
FORT BEND

**Mortgage Servicer:**  
Caliber Home Loans, Inc. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
13801 Wireless Way,  
Oklahoma City, OK 73134

**Legal Description:** LOT 42, BLOCK 1, LAKESHORE PARK AT BRIGHTWATER, A SUBDIVISION TO THE CITY OF HOUSTON, FORT BEND COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT RECORDED IN SLIDES 1441/B AND 1442/A. PLAT RECORDS, FORT BEND COUNTY, TEXAS.

**Date of Sale:** 9/6/2022 ✓

**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 service to the sender of this notice immediately.

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

**FILED**

12-79966

2022 JUL 28 AM 11:05

**MII File Number:** TX-22-93246-POS  
**Loan Type:** Conventional Residential

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

*62*

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

**DEED OF TRUST INFORMATION:**

Date: 09/30/2020  
Grantor(s): SHERON JOHNSON, UNMARRIED  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NEWREZ LLC D/B/A NEW REZ MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$285,000.00  
Recording Information: Instrument 2020136882  
Property County: Fort Bend  
Property: (See Attached Exhibit "A")  
Reported Address: 2116 ROLLING FOG, PEARLAND, TX 77584

**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 6th day of September, 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 JUL 28 AM 11:14

*Chloe Pappas*  
CLERK  
FORT BEND COUNTY CLERK

*EX 79979*

1

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.

62

**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 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: 

Exhibit "A"

LOT 34, IN BLOCK 4 OF FINAL PLAT OF SHADOW CREEK RANCH, SF-45A, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050108 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 TRUSTEE'S SALE

63

**DEED OF TRUST INFORMATION:**

Grantor(s)	Mary Frances Burroughs	Deed of Trust Date	December 10, 2009
Original Mortgagee	Generation Mortgage Company	Original Principal	\$232,500.00
Recording Information	Instrument #: 2009133205 in Fort Bend County, Texas	Original Trustee	First American Roseville, CA
Property Address	11407 Oak Lake Glen Circle, Sugar Land, TX 77498	Property County	Fort Bend

2022 JUN 28 AM 11:22

FILED

**MORTGAGE SERVICER INFORMATION:**

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

*Rec'd 5/29/22*

**SALE INFORMATION:**

Date of Sale	09/06/2022
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 Hansén, 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 13, IN BLOCK 1, OF OAK LAKE ESTATES, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NUMBER(S) 1199/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

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

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

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

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



## NOTICE OF TRUSTEE'S SALE

63

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

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

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

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

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

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

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

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

Dated July 26, 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

03



CAUSE NO. 16-DCV-229905

In Re: Order of Foreclosure  
Concerning  
11407 OAK LAKE GLEN CIRCLE,  
SUGAR LAND, TEXAS 77498  
Under Tex. R. Civ. P. 736

§  
§  
§  
§  
§  
§  
§  
§  
§  
§  
§  
§  
§  
§  
§  
§

IN THE DISTRICT COURT

Petitioner:  
  
NATIONSTAR MORTGAGE LLC DBA  
CHAMPION MORTGAGE COMPANY

OF FORT BEND COUNTY, TEXAS

Respondent(s):  
  
MARY FRANCES BURROUGHS

434<sup>th</sup> JUDICIAL DISTRICT

REVERSE MORTGAGE FORECLOSURE ORDER

*August 15<sup>th</sup>, 2016*

On ~~this~~ day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After reviewing the pleadings on file, the affidavits and the arguments of counsel, the Court finds Petitioner's Application complies with the requirements of TRCP 736.1 and as follows:

1. Petitioner is the current "mortgagee", as that term is defined in Tex. Prop. Code § 51.001, of a valid Texas reverse mortgage "loan agreement", as that term is defined in Tex. Bus. & Com. Code § 26.02, ("Loan Agreement") that was created in accordance with TEX. CONST. art. XVI §50a(7) and secured by the real property and improvements commonly known as 11407 Oak Lake Glen Circle, Sugar Land, Texas 77498 ("Property") and more particularly described as:

**LOT 13, IN BLOCK 1, OF OAK LAKES ESTATES, SECTION 1, A  
SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO  
MAP OR PLAT THEREOF RECORDED IN SLIDE NUMBER(S) 1199/B,  
OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

REVERSE MORTGAGE FORECLOSURE ORDER  
BDFTE NO. 5838495

ROUTED TO COURT 09/26/16 SJ  
RT'D TO D. CLERK 9-30-16 EUR

ROUTED TO COURT 9-30-16 EUR  
RT'D TO D. CLERK 10-25-16 NT

ROUTED TO COURT 10-25-16 NT  
RT'D TO D. CLERK 10-25-16 NT  
OCT 28 2016


63

2. The lien to be foreclosed is recorded in the Fort Bend County Real Property Records as Document #2009133205.

3. Respondent Mary Frances Burroughs last known address is 11407 Oak Lake Glen Circle, Sugar Land, Texas 77498.

4. Under Tex.Const. art. XVI § 50(k)(6)(D), failure of the Mortgagor to repair and maintain, pay taxes and assessments on, or insure the homestead property qualified as a default event which required the payment of all principal and interest owed under the Loan Agreement. The necessary conditions precedent for Petitioner to exercise its rights under the security interest by proceeding with a non-judicial foreclosure against the Property have been accomplished. Petitioner will enforce its security interest pursuant to the terms of the Loan Agreement and Tex. Prop. Code §51.002. The Trustee or Substitute Trustee, appointed to conduct the sale under Tex. Prop. Code § 51.002 is BRIAN CORMIER, RICKIE SALCIDO, JEFFREY HARDAWAY, LEB KEMP, JEFF JOHNSTON, BRETT BAUGH, KENNY SHIREY, BRIAN BURKE, BUDDYTHOMAS, WAYNE WHEAT, LEB KEMP, or their successors.

**IT IS THEREFORE ORDERED** that Petitioner, or its successors or assigns in interest, in accordance with TEX. CONST. art. XVI, § 50(k)(11), shall enforce the Loan Agreement default by foreclosing the security interest encumbering the Property pursuant to the Loan Agreement or Tex. Prop. Code § 51.002.

**IT IS FURTHER ORDERED** the material facts establishing Respondent's default are alleged in Petitioner's Application and the supporting Affidavits 

**IT IS FURTHER ORDERED** that if a person occupying the Property fails to surrender the possession of the premises after foreclosure, Petitioner, or its successor in interest, shall be entitled to a Writ of Possession issued in accordance with Tex. R. Civ. P. 310; and

63

**IT IS FURTHER ORDERED** All costs of court are to be paid by the party by whom incurred;

**IT IS FURTHER ORDERED** Petitioner is entitled to all writs necessary to enforce this Judgment.

**IT IS FURTHER ORDERED** that the oral hearing on Petitioner's Application was conducted under TRCP 736.6 because a response was filed by the Respondent.

**IT IS FURTHER ORDERED** that this order is not subject to a motion for rehearing, new trial, bill of review or appeal in compliance with TRCP 736.8(c). Any challenge to this order must be made in a separate, original proceeding filed in accordance with TRCP 736.11.

All relief not granted herein is denied.

SIGNED this 21 day of October, 2016.

*[Handwritten signature]*  
48472  
10-27-16

JUDGE PRESIDING

ORDER SUBMITTED BY:

*[Handwritten signature]*  
Associate District Judge 268<sup>th</sup>/434<sup>th</sup>

**BARRETT DAFFIN FRAPPIER  
TURNER & ENGEL, LLP**

*[Handwritten signature]*

Robert D. Forster, II  
State Bar No.: 24048470  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001-4320  
(972) 340-7948  
(972) 341-0734 (Facsimile)  
[robertfo@bdfgroup.com](mailto:robertfo@bdfgroup.com)

ATTORNEYS FOR PETITIONER

REVERSE MORTGAGE FORECLOSURE ORDER  
BDFTE NO. 5838495

64

**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: August 20, 2016  
Grantor(s): FELIPE REBOLLAR, JR. A SINGLE MAN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR INTERNATIONAL CITY MORTGAGE, INC. DBA ICITYMORTGAGE CORP  
Original Principal: \$236,216.00  
Recording Information: 2016092241  
Property County: Fort Bend  
Property: Lot 5, Block 1, MISSION TRACE SEC 3, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat Number 20150053 of the Plat Records of Fort Bend County, Texas.  
Property Address: 9419 Barton Crossing  
Richmond, TX 77407

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: THE MONEY SOURCE INC.  
Mortgage Servicer: The Money Source Inc  
Mortgage Servicer Address: 135 Maxes Road  
Melville, NY 11747

**SALE INFORMATION:**

Date of Sale: September 6, 2022  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471, or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Thomas Gilbralth, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com

PLG File Number: 21-008762-2

FILED FOR RECORD  
NO \_\_\_\_\_ TIME 8:02 P.M. 1

AUG - 1 2022

*Hanna Richard*  
County Clerk Fort Bend Co. Texas

*Rec 80991*

64

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place 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 Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

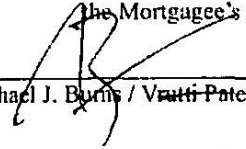
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

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

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

  
 \_\_\_\_\_  
 Michael J. Burns / Vrutti Patel / Jonathan Smith

64

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 7-29-22, I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

Jeff Leva  
Declarant's Name: Jeff Leva

Date: 7-29-22

Padgett Law Group  
5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

64

WITNESS MY HAND this 29<sup>th</sup> day of July, 2022.

JHL



65

**FILED**

2022 AUG 22 PM 3:50

AWS  
R31844

*Ann Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**Date:** August 1, 2022

**Deed of Trust:**

**Date:** August 22, 2019

**Grantor:** Montisa Perkins

**Trustee:** Richard J. Russell

**Beneficiary:** Richard J Russell

**County Where Property is Located:** Fort Bend County, Texas

**Recorded in:** Real Property Records of Fort Bend County, Texas, County Clerk's File No. 2019095827.

**Property to be Sold at the Foreclosure Sale (the "Property to be Sold"):**

The undivided one-half interest of Obligor in and to: (i) that real property generally described as 8731 Rocky Valley Drive, Houston, Texas 77083, which real property is more particularly described as Lot Three (3), in Block Three (3), of Providence, Section Four (4), an Addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 837/A, of the Map and/or Plat Records of Fort Bend County, Texas (the "Real Property"); and, (ii) the improvements and appurtenances to the Real Property, as further described in the Deed of Trust.

**Substitute Trustees:** William R. Sudela, David B. Rae, and/or David Fuss

65

**Substitute Trustees' Mailing Address (including county):**

Crady, Jewett & McCulley, LLP  
2727 Allen Parkway, Suite 1700  
Houston, Harris County, Texas 77019-2125

**Date and Time of Sale of Property to be Sold:**

The Property to be Sold will be sold on **Tuesday, September 6, 2022**.  
The earliest time at which the sale will begin is 10:00 a.m. The sale will  
begin at 10:00 a.m. or not later than three (3) hours after that time.


**Place of Sale of Property to be Sold:**

Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South,  
Rosenberg, Texas 77471, as designated by the Commissioner's Court, to  
the highest bidder or bidders for cash.

Because of a default under the Deed of Trust, one of the Substitute Trustees  
will sell the Property to be Sold by public auction to the highest bidder for cash at the  
place and time specified to satisfy (or attempt to satisfy) the indebtedness secured by  
the Deed of Trust.

The foregoing sale will be subject to all matters which were of record in Fort  
Bend County, Texas as of the date and time of the recording of the Deed of Trust in the  
Real Property Records of Fort Bend County, Texas, and will be subject to the rights of  
tenants whose leasehold rights have an inception date prior to the date and time of the  
recording of the Deed of Trust in the Real Property Records of Fort Bend County,  
Texas.

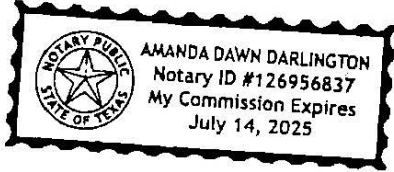
**SUBSTITUTE TRUSTEE:**

  
\_\_\_\_\_  
WILLIAM R. SUDELA

65

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 1<sup>st</sup> day of August, 2022 by WILLIAM R. SUDELA, Substitute Trustee.



*Amanda Darlington*  
\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

William R. Sudela  
Craday, Jewett & McCulley, LLP  
2727 Allen Parkway, Suite 1700  
Houston, Texas 77019-2125

*Arnoldo Martinez*

FILED

2022 AUG 02 PM 3:51

66

AMS

R31844

*Richard J. Russell*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**Date:** August 1, 2022

**Deed of Trust:**

**Date:** June 20, 2019

**Grantor:** Montisa Perkins

**Trustee:** Richard J. Russell

**Beneficiary:** Richard J Russell

**County Where Property is Located:** Fort Bend County, Texas

**Recorded in:** Real Property Records of Fort Bend County, Texas, County Clerk's File No. 2019095828.

**Property to be Sold at the Foreclosure Sale (the "Property to be Sold"):**

The undivided one-half interest of Obligor in and to: (i) that real property generally described as 8731 Rocky Valley Drive, Houston, Texas 77083, which real property is more particularly described as Lot Three (3), in Block Three (3), of Providence, Section Four (4), an Addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 837/A, of the Map and/or Plat Records of Fort Bend County, Texas (the "Real Property"); and, (ii) the improvements and appurtenances to the Real Property, as further described in the Deed of Trust.

**Substitute Trustees:** William R. Sudela, David B. Rae, and/or David Fuss

66

**Substitute Trustees' Mailing Address (including county):**

Crady, Jewett & McCulley, LLP  
2727 Allen Parkway, Suite 1700  
Houston, Harris County, Texas 77019-2125

**Date and Time of Sale of Property to be Sold:**

The Property to be Sold will be sold on **Tuesday, September 6, 2022**.  
The earliest time at which the sale will begin is 10:00 a.m. The sale will  
begin at 10:00 a.m. or not later than three (3) hours after that time.

**Place of Sale of Property to be Sold:**

Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South,  
Rosenberg, Texas 77471, as designated by the Commissioner's Court, to  
the highest bidder or bidders for cash.

Because of a default under the Deed of Trust, one of the Substitute Trustees  
will sell the Property to be Sold by public auction to the highest bidder for cash at the  
place and time specified to satisfy (or attempt to satisfy) the indebtedness secured by  
the Deed of Trust.

The foregoing sale will be subject to all matters which were of record in Fort  
Bend County, Texas as of the date and time of the recording of the Deed of Trust in the  
Real Property Records of Fort Bend County, Texas, and will be subject to the rights of  
tenants whose leasehold rights have an inception date prior to the date and time of the  
recording of the Deed of Trust in the Real Property Records of Fort Bend County,  
Texas.

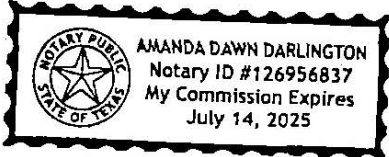
**SUBSTITUTE TRUSTEE:**

  
\_\_\_\_\_  
WILLIAM R. SUDELA

64

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 1<sup>st</sup> day of August, 2022 by WILLIAM R. SUDELA, Substitute Trustee.



*Amanda Darlington*  
\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

William R. Sudela  
Cradly, Jewett & McCulley, LLP  
2727 Allen Parkway, Suite 1700  
Houston, Texas 77019-2125

*Arnoldo Martinez*

FILED

C&M No. 44-18-2696/ FILE NOS

2022 AUG -4 AM 9:35

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

AMS  
R82459  
*April Ireland*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 19, 2001 and recorded under Clerk's File No. 2001121724, in the real property records of FORT BEND County Texas, with Kelly M. Davis, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Countrywide Home Loans, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kelly M. Davis, a single woman securing payment of the indebtedness in the original principal amount of \$112,575.00 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 Kelly M. Davis. 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 11, BLOCK 7, PROVIDENCE SECTION 1, A REPLAT OF KINGSBRIDGE SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 15, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale:** 09/06/2022

**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,"



67  
"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 08/02/2022.

/s/ Lisa Collins SBOT No. 24115338, 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. 44-18-2696



**FILED**

68

2022 AUG -4 AM 9:36

R82459

*Ann Patrick*  
COUNTY CLERK  
KMS

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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated June 20, 2001 and recorded under Clerk's File No. 2001058352, in the real property records of FORT BEND County Texas, with Keith L. Williams and wife Heather R. Williams as Grantor(s) and First State Bank Of Texas as Original Mortgagee.

Deed of Trust executed by Keith L. Williams and wife Heather R. Williams securing payment of the indebtedness in the original principal amount of \$120,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Keith L. Williams, Heather R. Williams. 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 46, BLOCK 2, PECAN LAKES, SECTION 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER CLERK'S SLIDE NOS. 1595/B AND 1596/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 09/06/2022**

**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.



68

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 08/01/2022.

/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. 44-22-1864

**FILED**

69

2022 AUG -4 AM 11:43

STATE OF TEXAS  
COUNTY OF FORT BEND

55555

*John P. ...*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*Rec 8/4/22 3:46*  
*13*

**NOTICE OF FORECLOSURE SALE**

**Deed of Trust ("Deed of Trust")**

**Dated:** 01/27/2003

**Grantor(s):** Latarcia P. Alex, Married & Quincy D. Alex

**Trustee:** Bruce J. Kwidzinski

**Lender:** Household Finance Corporation III

**Recorded in:** 2003016641 of the Real Property Records of Fort Bend County, Texas

**Secures:** Note ("Note") in the original principal amount of 135,900.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

**Modified by:** Final Loan Modification Agreement with a new Maturity Date 02/01/2033 and a new interest-bearing principal balance \$162,162.54 with a modified interest rate 3.25000% executed on or about December 29, 2020 by the Borrower (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed and/or extended).

**Property:** The real property and improvements described in the attached Exhibit A

**Assignment:** The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Atlantica, LLC ("Beneficiary") by an instrument dated 04/21/2021, and recorded in 2021101781 of the Real Property Records of Fort Bend County, Texas

69

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

**Substitute Trustee's Street Address:** c/o DWaldmanlaw, P.A.  
3418 Highway 6 South, Suite B#345  
Houston, TX 77082

**Mortgage Servicer:** Land Home Financial Services, Inc.

**Mortgage Servicer's Address:** 3611 S Harbor Blvd, Suite 100 Santa Ana, CA 92704

**Foreclosure Sale:**

**Date:** Tuesday, September 6, 2022

**Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 1pm to 4 pm local time.

**Place:** The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

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

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

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

69

Land Home Financial Services, Inc. is representing Atlantica, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Atlantica, LLC and Land Home Financial Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale

By: Anna S. Selig  
Anna Selig Substitute Trustee

69

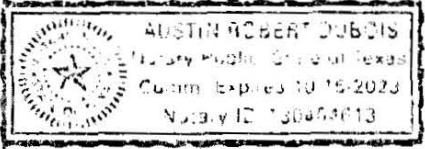
~~Harris~~  
COUNTY OF FORT BEND  
~~ADP~~

son

This instrument was acknowledged before me by Anna Sewant on August 4, 2022



Notary Public, State of Texas  
Commission Expires: 10/15/2023  
Printed Name:  
Austin Robert Dubois



69

**Exhibit A: Property Description**

**LOT TWO (2), IN BLOCK TWO (2), OF ESTATES OF TEAL RUN SECTION TWO (2), A SUBDIVISION, IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NUMBER 2156/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.**

**ADDRESS: 1305 S TEAL ESTATES CIRCLE, FRESNO, TX 77545**

**TAX MAP OR PARCEL ID NO.: 2935-02-002-0020-907**

70 FILED

2022 AUG -4 AM 11:43

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: July 31, 2014

Amount: \$417,000.00

Grantor(s): JAMAL C MILLS and MARIE E MILLS

Original Mortgagee: AMERIPRO FUNDING, INC.

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. 2014083682

Legal Description: LOT 32, BLOCK 2, OF SIENNA VILLAGE OF BEES CREEK, SECTION TWENTY ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130084, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

*Anna Sewart*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
R#82236

Date of Sale: September 6, 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 Alan Garcia*

Anthony Alan Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2020-001114

*Anna Sewart*

Printed Name: Anna Sewart, Substitute Trustee

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



**FILED**

2022 AUG -4 AM 11:43

71

RECORDING REQUESTED BY:

*Chris P. Reed*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*R-282636*

WHEN RECORDED MAIL TO:

Anna Sewart, David Barry, Byron Sewart, Helen  
Henderson, Nick Frame, Austin DuBois, Cheyanne  
Troutt, Patricia Poston, Sandy Dasigenis, Jeff Leva  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX05000002-21-3

APN 2931-01-001-0100-907

TO No 210849902

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on April 16, 2004, ROBAIRE F. SMITH, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROBERT A. SCHLANGER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Beneficiary, as nominee for GOLDEN RULE MORTGAGES, INC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$299,990.00, payable to the order of Fidelity Bank, N.A. as current Beneficiary, which Deed of Trust recorded on April 21, 2004 as Document No. 2004046998 and that said Deed of Trust was modified by Modification Agreement and recorded August 3, 2018 as Instrument Number 2018087643 in Fort Bend County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 2931-01-001-0100-907

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt, Patricia Poston, Sandy Dasigenis, Jeff Leva 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 Fidelity Bank, N.A., 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.

11

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 6, 2022 at 01:00 PM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Fort Bend County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Fort Bend County Fairgrounds - Building C, 4310 Texas 36 South, Rosenberg, TX, 77471, or in the area designated by the Commissioner's Court, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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

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

WITNESS, my hand this 4<sup>th</sup> day of August 2022.

By: Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt, Patricia Poston, Sandy Dasigenis, Jeff Leva  
Substitute Trustee(s)

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

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

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

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

11

TS No TX05000002-21-3

APN 2931-01-001-0100-907

TO No 210849902

**EXHIBIT "A"**

LOT TEN (10), IN BLOCK ONE (1), OF ESTATES OF SILVER RIDGE, A SUBDIVISION, IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 2200/A, 2200/B AND 2201/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

72

Deed of Trust Date:  
12/19/2012

Grantor(s)/Mortgagor(s):  
NEENA PATEL, A MARRIED WOMAN AND ALPASH  
PATEL

Original Beneficiary/Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), ACTING SOLELY AS NOMINEE FOR  
LENDING SOLUTIONS, INC. DBA LSI MORTGAGE  
PLUS, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:  
CALIBER HOME LOANS, INC.

Recorded in:  
Volume: N/A  
Page: N/A  
Instrument No: 2012147506

Property County:  
FORT BEND

# 82634  
Rec

Mortgage Servicer:  
Caliber Home Loans, Inc. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:  
13801 Wireless Way,  
Oklahoma City, OK 73134

Legal Description: LOT SEVENTEEN (17), BLOCK FIVE (5), OF TELFAIR, SECTION SEVEN (7), AN ADDITION IN  
FORT BEND COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060128  
OF THE MAP/PLAT RECORD OF FORT BEND COUNTY, TEXAS.

Date of Sale: 9/6/2022 / 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  
service to the sender of this notice immediately.

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 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 & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED

2022 AUG -4 AM 11:43

MH File Number: TX-22-92855-POS  
Loan Type: Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

73

**Deed of Trust Date:**  
9/28/2004

**Grantor(s)/Mortgagor(s):**  
MILTON SMITH. A SINGLE PERSON

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
CitiMortgage, Inc.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2004122067

**Property County:**  
FORT BEND

**Mortgage Servicer:**  
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
425 Phillips Blvd.  
Ewing, NJ 08618

\*  
Rec 8/6/22

**Legal Description:** LOT SEVEN 7, IN BLOCK TWO 2 OF SUMMERFIELD, SECTION SIX 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1753B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

**Date of Sale:** 9/6/2022      **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.

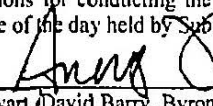
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

  
FORT BEND COUNTY CLERK

**MH File Number:** TX-22-93041-POS  
**Loan Type:** Conventional Residential

74  
**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.**

Deed of Trust ("Deed of Trust")

Dated: December 4, 2017

Grantor: David Balzen  
10614 Fasig Tipton Lane.  
Richmond, Texas 77407

Current Holder: Solstice Capital, LLC.  
c/o Erich Munding  
2365 Rice Blvd, Suite #201,  
Houston, Texas 77005

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"), payable to Solstice Capital, LLC (the "Lender").

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:

FILED

2022 AUG -5 PM 3:06

*[Signature]*  
CLERK, CLERK  
FORT BEND COUNTY, TEXAS

283307

74

Date: September 6, 2022.

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 Lender 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 Lender 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 Lender 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.**

74

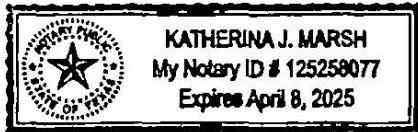
\_\_\_\_\_


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 4<sup>th</sup> day of August, 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 Solstice Capital, LLC]



14

**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.**

FILED

75

2022 AUG -8 PM 2:44

AMS  
R 83824

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

Assert and protect your rights as a member of the armed forces of the United States, *Jeffrey P. Beck*  
your spouse serving on active military duty, including active military duty as a member of the *CLERK*  
Texas National Guard or the National Guard of another state or as a member of a reserve *CLERK*  
component of 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: Wallace Franklin Investments  
LLC, 5614 W Grand Parkway South, Ste 102-143, Richmond TX 77406

**INSTRUMENT BEING FORECLOSED**

Deed of Trust dated March 28, 2020 and recorded under Clerk's File No. 2022104020, in the  
real property records of FORT BEND County Texas, with Nicolas Noyola Hernandez, an individual as  
Grantor(s) and Lester Petitt Jr. c/o Wallace Franklin Investments, LLC as Original Mortgagee.

Deed of Trust executed by Nicolas Noyola Hernandez, an individual securing payment of the  
indebtedness in the original principal amount of \$84,000.00 and obligation therein described including  
but not limited to the promissory note and all modifications, renewal and extensions of the promissory  
note (the "Note") executed by Nicolas Noyola Hernandez. and Lester Petitt Jr. c/o Wallace Franklin  
Investments is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**Legal Description:**

BEING 0058 I McGary, Acres .25, (E. 1/2) out of the City of Kendleton, Fort Bend County, Texas  
and being a part or portion of the same land described in a deed of record in Volume 1933, Page  
118, of the Deed Records of Fort Bend County, Texas and being more fully described by Metes and  
Bounds. All that certain tract or parcel of land being the east one-half (1/2) of that certain one-half  
(1/2) acre tract described in a deed from Lindsey Haynes and Ora Belle Haynes Babino to Ernest  
Zomalt dated March 20, 1987 and recorded in Volume 1933, Page 118, Deed Records of Fort Bend  
County, Texas, situated one quarter of a mile Northwest from the town of Kendleton, and being  
fully described as a part of the Frank Guess Pasture, and being the same land and premises  
described in deed from Haywood Guess, et ux, et al to Lorna Haynes (actually Iona Haynes), dated  
December 6, 1944 and being of record in Volume 22, Page 89 (actually Volume 225, Page 89), Deed  
Records of Fort Bend County, Texas.

**SALE INFORMATION**

Date of Sale: 09/06/2022

Earliest Time Sale Will Begin: 10:00 AM

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

75

of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.


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

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

**WHEREAS, in my capacity as Mortgagee, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Keyshala Petitt, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Keyshala Petitt  
5614 W Grand Pkwy S, Suite 102-143  
Richmond, TX 77406  
346 399-2383

Executed on 08/08/2022.

Posted and filed by:   
Printed Name: Keyshala Petitt

76

**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.**

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

Date: September 6<sup>th</sup>, 2022

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

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


**2. Terms of Sale.** Cash. Property to be conveyed in "AS IS, WHERE IS" condition and subject to prior liens and other exceptions to title.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 10<sup>th</sup>, 2022 and recorded in CLERK'S FILE NO. 2022079857 in the real property records of FORT BEND County, Texas, with LE HUU TRAN (A/K/A HUU LE TRAN) as grantor(s) and LOANNE TRAN as beneficiary.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LE HUU TRAN (A/K/A HUU LE TRAN), securing the payment of the indebtedness in the original principal amount of \$23,920.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. LOANNE TRAN 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 as follows:

LOT EIGHT (8), IN BLOCK TWO (2), OF PROVIDENCE, SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 13 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

By:   
JUSTIN M. FLINT, MEMBER  
PURSLEY, MCNAMARA & FLINT, PLLC,  
Trustee  
4501 Cartwright Road, Suite 102  
Missouri City, TX 77459  
(713) 766-4322  
[office@fortbendatty.com](mailto:office@fortbendatty.com)

  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
R 84115  
KMS  
2022 AUG -9 PM 12: 04  
**FILED**

8862 Chelsworth Drive  
Houston, TX 77083

**ACKNOWLEDGMENT**

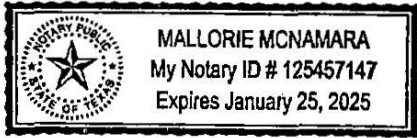
STATE OF TEXAS

§  
§  
§

76

COUNTY OF FORT BEND

The foregoing document was acknowledged before me on this, the 5<sup>th</sup> day of December, 2022 by **Justin M. Flint, Member of Pursley, McNamara & Flint, PLLC, Trustee.**



*Mallorie McNamara*  
\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: 01/25/2025

FILED

17

2022 AUG 11 AM 11:01

10219 ARBOR MILL LANE  
MISSOURI CITY, TX 77459

*Christy P. ...*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*Book 85018*

00000009564022

**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: September 06, 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 31, 2001 and recorded in Document CLERK'S FILE NO. 2001074608 real property records of FORT BEND County, Texas, with RODNEY EDWARDS AND RENEE EDWARDS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RODNEY EDWARDS AND RENEE EDWARDS, securing the payment of the indebtednesses in the original principal amount of \$157,595.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
15480 LAGUNA CANYON RD.  
SUITE 100  
IRVINE, CA 92618



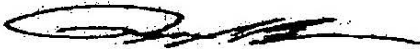
10219 ARBOR MILL LANE  
MISSOURI CITY, TX 77459

0000009564022

77

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

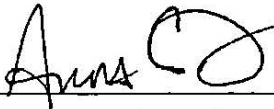
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BRIAN CORMIER, ANNA SEWART, DAVID BARRY, BYRON SEWART, HELEN HENDERSON, NICK FRAME, AUSTIN DUBOIS, CHEYANNE TROUTT OR PATRICIA POSTON 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.



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 August 11, 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: 8/11/22

10219 ARBOR MILL LANE  
MISSOURI CITY, TX 77459

77

0000009564022

0000009564022

FORT BEND



LOT FIVE (5), IN BLOCK ONE (1), OF SIENNA STEEP BANK VILLAGE, SECTION SEVEN-A (7-A), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO (S). 1935/A & B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

78

**FILED**

**Deed of Trust Date:**  
8/13/2010

**Grantor(s)/Mortgagor(s):**  
JEWELL DICKERSON, A SINGLE PERSON

2022 AUG 11 AM 11:01

**Original Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**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  
**Property County:**  
FORT BEND

*Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**Recorded in:**  
Volume: N/A  
Page: N/A  
Instrument No: 2010084828

**Mortgage Servicer:**  
Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

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

*See 85018*

**Legal Description:** LOT 8, BLOCK 2, OF ANDOVER FARMS SEC.4, A SUBDIVISION OF FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050011 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

**Date of Sale:** 9/6/2022      **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 Property 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

*Anna 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, *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

service to the sender of this notice immediately.

**MH File Number:** TX-20-76876-POS  
**Loan Type:** Conventional Residential

19

FILED

2022 AUG 11 AM 11:01

**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.

*[Handwritten signature]*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

*Rec 85018*

**DEED OF TRUST INFORMATION:**

Date: September 12, 2016 ✓  
Grantor(s): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Broker Solutions, Inc. dba New American Funding  
Original Mortgagee: Melissa Martinez, an unmarried woman  
Original Principal: \$237,120.00  
Recording Information: 2016114247  
Property County: Fort Bend  
Property: THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT: LOT 16, IN BLOCK 2, OF RIVER RUN AT THE BRAZOS, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP AND/OR PLAT RECORDED UNDER PLAT FILE NO. 20050087 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.  
Property Address: 8327 Clover Leaf Drive Rosenberg, TX 77469

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Broker Solutions Inc. dba New American Funding  
Mortgage Servicer: New American Funding  
Mortgage Servicer Address: 14511 Myford Road, Suite 100 Tustin, CA 92780

**SALE INFORMATION:**

Date of Sale: September 6, 2022  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925 Dallas, TX 75240 TXAttorney@PadgettLawGroup.com

19

**APPOINTMENT OF SUBSTITUTE TRUSTEE;**

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

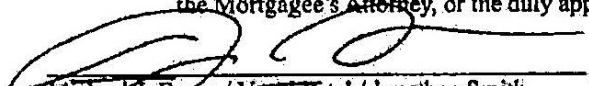
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

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

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



Michael J. Burns / Vrutti Patel / Jonathan Smith

79

**CERTIFICATE OF POSTING**

My name is Anna Sewart, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on August 11, 2022 I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

Anna Sewart

Declarant's Name: Anna Sewart Substitute Trustee

Date: 8/11/22

Padgett Law Group  
5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

2022 AUG 11 AM 11:07

*Ann Baker*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*JB*

16711 Benchmark Drive, Houston, TX 77053

22-000284

*80*

**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: 09/06/2022 ✓

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 7/25/2005 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's File/Instrument Number, 2005093781 with Orma Lee Williams and Natalie Williams (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Orma Lee Williams and Natalie Williams, securing the payment of the indebtedness in the original amount of \$86,767.00, 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 THREE (3), IN BLOCK TWO (2), OF BENCHMARK, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 28, PAGE 22 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



4756824

80

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

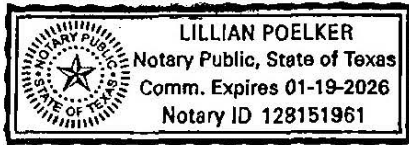
*Sandy Dasigenis*

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 11th day of August, 2022.



*Lillian Poelker*

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 11, 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.

*Sandy Dasigenis*

Declarants Name: SANDY DASIGENIS

Date: 8/11/22

*Anna P. Baker*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

*John*  
81

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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated April 27, 2007 and recorded under Clerk's File No. 2007057793, in the real property records of FORT BEND County Texas, with Asghar Hariri Marand and Yusra Sharfeddin-Marand, husband and wife as joint tenants as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Remington Mortgage, Ltd, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Asghar Hariri Marand and Yusra Sharfeddin-Marand, husband and wife as joint tenants securing payment of the indebtedness in the original principal amount of \$97,200.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Asghar Hariri Marand and Yusra Sharfeddin-Marand. LoanCare, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

**Legal Description:**

**LOT ONE (1), BLOCK THREE (3), OF BRAZOS VILLAGE, SECTION TWO (2), ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S). 2444/A&B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 09/06/2022**

**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. 81

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY 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 08/08/2022.

/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. 44-22-1267



C&amp;M No. 44-22-1920/ FILE NOS

82  
  
 COUNTY CLERK  
 FORT BEND COUNTY, TEXAS

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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 12, 2013 and recorded under Clerk's File No. 2013076414, in the real property records of FORT BEND County Texas, with Luis Yanez and Rosana Varela Marcano, Husband and Wife. as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Luis Yanez and Rosana Varela Marcano, Husband and Wife. securing payment of the indebtedness in the original principal amount of \$248,636.00 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 Luis Yanez. 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 NINE (9), BLOCK THREE (3), OF CINCO RANCH WEST, SEC. 18, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 2305/A AND 2305/B OF THE PLAT RECORDS IN FORT BEND COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 09/06/2022

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.

82  
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 08/08/2022.

/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. 44-22-1920

*JR*  
**FILED**  
2022 AUG 11 AM 11:08

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

*Quintus P. ...*  
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.**

83

**WHEREAS**, on November 8, 2021, GREAT TEXAS PROPERTIES, LLC as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Liang Gao, as Trustee, for FNALS, LLC (the "Lender"), which deed of trust secures the payment of that certain promissory note of even date therewith in the original principal amount of \$290,000.00, payable to the order of the Lender, which Deed of Trust is recorded on November 10, 2021 in Fort Bend County, Texas, in County Clerk's File No. 2021188580. Such Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to wit:

Lot Sixty-Six (66), in Block Two (2), of QUAIL VALLEY SUBDIVISION, THUNDERBIRD SECTION TWO (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 16, Page 2, of the Plat Records of Fort Bend County, Texas.

Commonly known as 3102 Glenn Lakes Lane, Missouri City, TX 77459.

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Lender, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested the Substitute Trustee to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Jeff Leva, Sandy Dasigenis, Steve Leva is authorized to represent the mortgagee and is authorized to administer the foreclosure referenced herein.

The undersigned as mortgagee, or as mortgage servicer for the mortgagee under Texas Property Code Sec. 51.0075, does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead Jeff Leva, Sandy Dasigenis, Steve Leva as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under the said Deed of Trust; and further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on Tuesday, 9/6/2022 at 1:00 PM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Fort Bend County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for

83

sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows:

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

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

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

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

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

WITNESS, my hand this August 4, 2022.



By: **Liang Gao, attorney for Mortgagee**



By: **SANDY DASIGONIS, Substitute Trustee**

FILED

2022 AUG 11 AM 11:38

84

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 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.

W. P. ...  
CLERK  
FORT BEND COUNTY TEXAS

Rec # 85054

1. Property to Be Sold. The property to be sold is described as follows: BEING 30.675 ACRES OF LAND SITUATED IN THE SAMUEL KENNEDY LEAGUE, A-44, FORT BEND COUNTY, TEXAS AND BEING PART OF AND OUT OF THAT CERTAIN CALLED 438.560 ACRE TRACT DESCRIBED AS TRACT 2 IN SPECIAL WARRANTY DEED DATED JUNE 16, 1908, FROM RES/VLS REAL ESTATE LIMITED PARTNERSHIP TO RON SEBESTA, TRUSTEE, RECORDED UNDER CLERK'S FILE NO. 9846326 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS; SAID 30.675 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 3/4 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF THOMPSONS OILFIELD ROAD FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.847 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED DATED MAY 4, 1889, FROM VIVIAN L SMITH ET AL TO HOUSTON LIGHTING & POWER COMPANY, RECORDED IN VOLUME 2138, PAGE 1476 OF SAID OFFICIAL RECORDS AND THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT 2; SAID IRON ROD HAVING THE TEXAS COORDINATE X=3,054,586.50 AND Y=13,738,281.89, SOUTH CENTRAL ZONE (NAD'83);  
THENCE, SOUTH 01 DEGREES 37 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND SAID WEST RIGHT-OF-WAY LINE WITH AN EXISTING FENCE LINE, A DISTANCE OF 527.91 FEET TO AN ANGLE POINT;  
THENCE, SOUTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE AND WITH SAID FENCE LINE, A DISTANCE OF 358.53 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERN HIGH BANK OF WATERS LAKE BAYOU FOR CORNER;  
THENCE, NORTHWESTERLY, WITH THE MEANDERS OF SAID NORTHERN HIGH BANK AS FOLLOWS:

NORTH 88 DEGREES 45 MINUTES 12 SECONDS WEST, A DISTANCE OF 117.34 FEET TO AN ANGLE POINT;  
NORTH 84 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 91.00 FEET TO AN ANGLE POINT;  
NORTH 82 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 108.69 FEET TO AN ANGLE POINT;  
NORTH 78 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 88.73 FEET TO AN ANGLE POINT;  
NORTH 64 DEGREES 12 MINUTES 36 SECONDS WEST, A DISTANCE OF 98.93 FEET TO AN ANGLE POINT;  
NORTH 75 DEGREES 18 MINUTES 56 SECONDS WEST, A DISTANCE OF 104.24 FEET TO AN ANGLE POINT;  
NORTH 63 DEGREES 10 MINUTES 06 SECONDS WEST, A DISTANCE OF 141.08 FEET TO AN ANGLE POINT;  
NORTH 66 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 92.07 FEET TO AN ANGLE POINT;  
NORTH 65 DEGREES 45 MINUTES 44 SECONDS WEST, A DISTANCE OF 112.89 FEET TO AN ANGLE POINT;  
NORTH 52 DEGREES 54 MINUTES 04 SECONDS WEST, A DISTANCE OF 78.10 FEET TO AN ANGLE POINT;  
NORTH 71 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 115.43 FEET TO AN ANGLE POINT;  
NORTH 70 DEGREES 45 MINUTES 07 SECONDS WEST, A DISTANCE OF 118.85 FEET TO AN ANGLE POINT;  
NORTH 84 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 124.90 FEET TO AN ANGLE POINT;  
NORTH 70 DEGREES 10 MINUTES 33 SECONDS WEST, A DISTANCE OF 109.40 FEET TO AN ANGLE POINT;  
NORTH 60 DEGREES 13 MINUTES 04 SECONDS WEST, A DISTANCE OF 98.61 FEET TO AN ANGLE POINT;  
NORTH 57 DEGREES 52 MINUTES 57 SECONDS WEST, A DISTANCE OF 94.19 FEET TO AN ANGLE POINT;  
NORTH 50 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 90.98 FEET TO AN ANGLE POINT;  
NORTH 60 DEGREES 01 MINUTES 42 SECONDS WEST, A DISTANCE OF 108.82 FEET TO AN ANGLE POINT;  
NORTH 59 DEGREES 05 MINUTES 27 SECONDS WEST, A DISTANCE OF 118.36 FEET TO AN ANGLE POINT;  
NORTH 37 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 85.53 FEET TO AN ANGLE POINT;  
NORTH 28 DEGREES 24 MINUTES 28 SECONDS WEST, A DISTANCE OF 55.53 FEET TO AN ANGLE POINT;  
NORTH 28 DEGREES 53 MINUTES 41 SECONDS WEST, A DISTANCE OF 93.39 FEET TO A POINT ON THE SOUTH LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY DESCRIBED IN EXHIBIT "A" ON THAT CERTAIN SPECIAL WARRANTY DEED DATED JANUARY 7, 1998, FROM RES/VLS REAL ESTATE LIMITED PARTNERSHIP TO HOUSTON LIGHTING & POWER COMPANY, RECORDED UNDER CLERK'S FILE NO. 9805084 OF SAID OFFICIAL RECORDS FOR CORNER;  
THENCE, NORTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1960.08 FEET, A CENTRAL ANGLE 06 DEGREES 52 MINUTES 37 SECONDS, A CHORD WHICH BEARS NORTH 59 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 235.12 FEET FOR AN ARC LENGTH OF 235.26 FEET TO A 3/4 INCH IRON ROD FOUND ON THE SOUTH LINE OF THAT CERTAIN CALLED 75.2583 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 27, 19941 FROM CD HOLDINGS, INC, TO AURORA DAVID, ET AL, RECORDED IN VOLUME 2662, PAGE 360 OF SAID MAI RECORDS FOR A NORTHWEST CORNER OF SAID TRACT 2;  
THENCE, NORTH 88 DEGREES 47 MINUTES 38 SECONDS EAST, ALONG THE COMMON LINE OF SAID CALLED 75.2583 ACRE TRACT AND SAID TRACT 2, A DISTANCE OF 1079.25 FEET TO 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT;  
THENCE, NORTH 86 DEGREES 38 MINUTES 09 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 248.16 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 1.847 ACRE TRACT AND A NORTHWEST CORNER OF SAID TRACT 2;  
THENCE, SOUTH 03 DEGREES 21 MINUTES 51 SECONDS EAST, ALONG A COMMON LINE OF SAID CALLED 1.847 ACRE TRACT AND SAID TRACT 2, A DISTANCE OF 200.97 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 1.847 ACRE TRACT AND AN INNER CORNER OF SAID TRACT 2;  
THENCE, NORTH 86 DEGREES 38 MINUTES 09 SECONDS EAST, ALONG A COMMON LINE OF SAID CALLED 1.847 ACRE TRACT AND SAID TRACT 2, A DISTANCE OF 400.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,336,194 SQUARE FEET OR 30.675 ACRES OF LAND.  
NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR

84

INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 01/22/2005 and recorded in Document 2005026983 real property records of Fort Bend County, Texas. Re-filed in Document 2005134022 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: 09/06/2022  
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 LINDA RUTHERFORD, provides that it secures the payment of the indebtedness in the original principal amount of \$545,300.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. US Bank National Association, as trustee, on behalf of the holders of the Asset Backed Pass-Through Certificates, Series NC 2005-HE4 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is US Bank National Association, as trustee, on behalf of the holders of the Asset Backed Pass-Through Certificates, Series NC 2005-HE4 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
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.



Notice of Substitute Trustee's Sale

95

Date: August 5, 2022
Mortgagee: Colony Ridge Land, LLC
Note: Note dated December 02, 2017 in the original principal amount of \$33,900.00

FILED
2022 AUG 11 PM 12:55
FORT BEND COUNTY TEXAS

Deed of Trust (Security Instrument):

Date: December 02, 2017
Grantor: LESTER CARL CRUMP and wife, SHERYL KAYEE CRUMP
Mortgagee: Colony Ridge Land, LLC
Recording information: County Clerk's File No. 2018-006396, of the Official Public Records of Fort Bend County, Texas.

Property: TRACT 1: BEING a 0.872 acre tract of land situated in ISAAC MCGARY SURVEY, Abstract No. 58, Fort Bend County, Texas, and being out of a portion of a called 1.67 acre tract of land described in deed recorded under County Clerk's File No. 2014-011991 of the Official Public Records of Fort Bend County, Texas, and being a portion of that called 1-2/3 acre tract of land deeded to the African Methodist Episcopal Church, recorded in Volume 30, Page 225 and being a portion of that same tract of land described in deed recorded in deed from said African Methodist Episcopal Church to Robert Martin recorded in Volume 31, Page 104 of the Deed Records of Fort Bend County, Texas, said 0.872 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. TRACT 2: BEING a 0.250 acre tract of land situated in the ISAAC MCGARY SURVEY, Abstract No. 58, Fort Bend County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Vast Land Enterprise, LLC
Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Fort Bend
Date of Sale (first Tuesday of month): September 6, 2022
Time of Sale: 10:00 am to 1:00 pm
Place of Sale: Place designated by the Commissioner's Court of Fort Bend County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: [Signature]
Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Colony Ridge Land, LLC, P.O. Box 279, Fresno, Texas 77545, please call (281) 399-7733 or (832) 802-0080.

"EXHIBIT A"

85

FIELD NOTE DESCRIPTION  
0.872 ACRES IN THE ISAAC MCGARY SURVEY ABSTRACT No. 58  
FORT BEND COUNTY, TEXAS

BEING a 0.872 acre tract of land situated in Isaac McGary Survey, Abstract No. 58, Fort Bend County, Texas, and being out of and a portion of a called 1.67 acre tract of land described in deed recorded under County Clerk's File No. 2014-011991 of the Official Public Records of Fort Bend County, Texas and being a portion of that called 1-2/3 acre tract of land deeded to the African Methodist Episcopal Church, recorded in Volume 30, page 225 and being a portion of that same tract of land described in deed recorded in deed from said African Methodist Episcopal Church to Robert Martin recorded in Volume 31, Page 104 of the Deed Records of Fort Bend County, Texas, said 0.872 acre tract of land being more fully described by metes and bounds as follows with all bearings based on a call of N67°06'48"W along the northerly right-of-way line of Darst Road according to the right-of-way map of said road by Texas Department of Transportation:

COMMENCING at a found 1/2" iron pipe situated at a fence corner situated in the south easterly right-of-way line of U.S. Highway 59, same point being the most northerly corner of that called 1.0 acre tract of land described in deed to the aforementioned African Methodist Episcopal Church (AMEC), recorded in Volume 30, Page 223 FBCDR, same point being the most north westerly corner of a called 4.098 acre tract of land described in deed recorded under County Clerk's File No. 2011-049007;

THENCE S42°51'11"E 137.26' and with the fenced and occupied easterly line of said AMEC tract and the westerly line of said 4.098 acre tract to a found 1/2" iron pipe for the POINT OF BEGINNING and being the most northerly, north east corner of the herein described tract of land;

THENCE S33°46'13"E 232.82' and with the fenced west line of said 4.098 acre tract to a 1/2" iron rod set, with cap (Savoy 5730) for the most south easterly corner of the herein described tract of land and being the most northerly, north east corner of a called 0.25 acre tract of land described in deed recorded in Volume 69, Page 252 FBCDR and from which a 1/2" iron rod set in the northerly right-of-way line of Darst Road (according to the right-of-way map of said road by Texas Department of Transportation) bears S33°46'13"E 179.48' and from which a found 1/2" iron pipe bears S33°46'13"E an additional 11.52', both for reference;

THENCE N67°06'48"W 211.62' and with said northerly line of Darst Road to a 1/2" iron rod set at the most southerly corner of that called 70' by 70' tract of land known as Tract 1 and described in deed recorded under County Clerk's File No. 2008-059473 and being the most westerly, north west corner of the herein described tract of land;

PQ 11F3



85

THENCE N57°43'05"E 140.00' and with the southerly line of said Tract 1 to a 1/2" iron rod set for an ell corner and being the most easterly, south east corner of Tract 1;

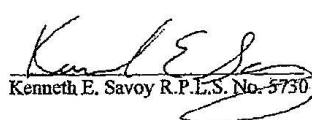
THENCE N67°06'48"W 70.00' and with the easterly line of said Tract 1 to a 1/2" iron rod set in the south line of said called 1.0 acre AMEC tract of land for the most northerly, north west corner of the herein described tract of land;

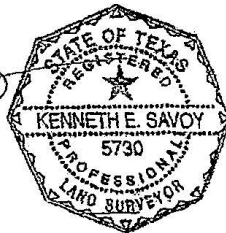
THENCE N57°43'05"E 136.08' and with the south line of said AMEC tract to the POINT OF BEGINNING.

CONTAINING a computed area of 0.872 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground in March 2014 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. C69-620.

March 20, 2014  
Date

  
Kenneth E. Savoy R.P.L.S. No. 5730



Raj 26F3

"EXHIBIT B"

85

FIELD NOTE DESCRIPTION  
0.250 ACRES IN THE ISAAC MCGARY SURVEY ABSTRACT No. 58  
FORT BEND COUNTY, TEXAS

BEING a 0.250 acre tract of land situated in Isaac McGary Survey, Abstract No. 58, Fort Bend County, Texas, and being that same called 0.25 acre tract as described in deed recorded in Volume 69, Page 252 of the Deed Records of Fort Bend County, Texas, said 0.250 acre tract of land being more fully described by metes and bounds as follows with all bearings based on a call of N67°06'48"W along the northerly right-of-way line of Darst Road according to the right-of-way map of said road by Texas Department of Transportation:

BEGINNING at a 1/2 inch iron rod found with "Savoy Cap" in northerly right-of-way line of Darst Road (according to the right-of-way map by Texas Department of Transportation) for the southerly corner of a called 1.67 acre tract as described in deed recorded under Clerk's File No. 2014-011991 of the Official Records of Fort Bend County, Texas, and being the westerly corner of said 0.25 acre tract, from which a 5/8" iron rod found bears S58°28'W-5.73';

THENCE departing Darst Road with the common line of said 0.25 acre and 1.67 acre tract North 58°27'41"East a distance of 121.29 feet to a 1/2 inch iron rod found with "Savoy Cap" in the westerly line of a called 4.098 acre tract as described in deed recorded under Clerk's File No. 2011-049007 of said Official Records and being the northerly corner of said 0.25 acre tract;

THENCE with the westerly line of 4.098 acre tract and northeasterly line of 0.25 acre tract South 33°46'13"East a distance of 179.48 feet to a 1/2 inch iron rod found with "Savoy Cap" northerly right-of-way line of said Darst Road (according to the right-of-way map by Texas Department of Transportation) for the southeasterly corner of said 0.25 acre tract, from which a 1/2 inch iron pipe found for the apparent southwesterly corner of 4.098 acre tract bears S33°46'13"E - 11.52';

THENCE with the northerly right-of-way line of Darst Road (according to the right-of-way map by Texas Department of Transportation) North 67°06'48"West a distance of 220.49 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 0.250 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground in March 2014 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. C69-620\_0.25ac.

03/20/2014  
Date

*Kenneth E. Savoy*  
Kenneth E. Savoy  
R.P.L.S. No. 5730



PQ. 30F 3

86

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

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

**Date:** September 6, 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

2022 AUG 12 AM 11:23  
FILED  
Fort Bend County Clerk  
Fort Bend County Texas  
Rec 85920

**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

86

**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:**

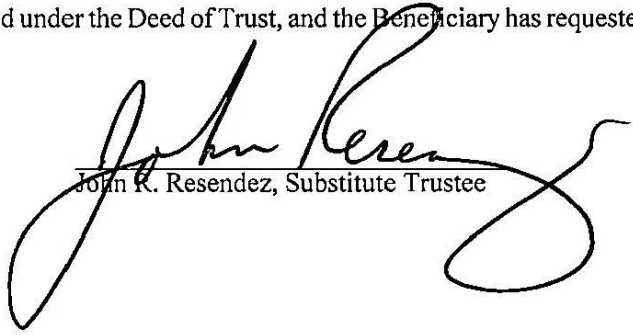
111 W. Houston St.  
San Antonio, Texas 78205  
Bexar County

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

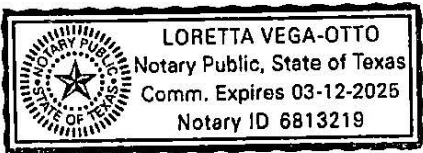
**Default and Request To Act:** Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee to conduct this sale.

DATED August 10, 2022.

  
John R. Resendez, Substitute Trustee

STATE OF TEXAS                    §  
  §  
COUNTY OF BEXAR               §

This instrument was acknowledged before me on this day, August 10, 2022, by John R. Resendez, Substitute Trustee.



  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS

§  
§  
§  
§  
§

COUNTY OF FORT BEND §

# EXHIBIT "A"

26

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 AS FOLLOWS:

(BEARINGS ARE BASED IN F.B.C.C.F. NO. 2000013632)

BEGINNING at an iron rod set for the northwest corner of the herein described tract and the northeast corner of a certain called Tract 5 as recorded in Volume 1395, Page 837 of the Fort Bend County Deed Records (F.B.C.D.R.), said corner also being in the south line of a certain called Tract 9 as recorded in F.B.C.C.F. No. 8538571;


THENCE S 89° 48' 23" E, along the common line of the herein described tract and said Tract 9, a distance of 332.12 feet to an iron pipe found marking the northeast corner of the herein described tract and the southeast corner of said Tract 9, said corner also being in the east line of aforesaid 84.2779 acre tract, the common line of said Tracts 25 and 24 of said Kendall Subdivision and in the west line of a certain called 10.00 acre Placke's tract as recorded in F.B.C.C.F. No. 82039270;

THENCE S 01° 24' 52" E, along with the east line of the herein described tract and said 84.2779 acre tract, being the east line of said Tract 25 and the west line of said Tract 24 and 10.00 acre Placke's tract, a distance of 1312.10 feet to an iron pipe found in the north right-of-way (R.O.W.) line of Powell Point Road marking the southeast corner of the herein described tract, the southeast corner of said 84.2779 acre tract and the southwest corner of said 10.00 acre Placke's tract;

THENCE N 89° 48' 23" W, along with the north R.O.W. line of said Powell Point Road and along with the south line of the herein described tract and said 84.2779 acre tract, a distance of 332.12 feet to an iron pipe found marking the southwest corner of the herein described tract and the southeast corner of aforesaid Tract 5;

THENCE N 01° 24' 52" W, along the common line of the herein described tract and said Tract 5, a distance of 1312.10 feet to the POINT OF BEGINNING and containing 10.000 acres of land.



  
EDILBERTO V. BARRIENTOS  
Professional Land Surveyor, No. 5364  
November 23, 2004  
Job No. 04-12207

87

FILED

2022 AUG 12 PM 3:29

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 initials: David Balzen, NBSM

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"), transfered, 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:

87

Date: September 6, 2022.

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.**

87

*[Handwritten signature]*

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 12<sup>th</sup> day of August, 2022.



*[Handwritten signature]*  
\_\_\_\_\_  
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 Solstice Capital, LLC]



81

**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.**

88

22-50081  
8623 QUAIL BURG LN, MISSOURI CITY, TX 77489

**NOTICE OF FORECLOSURE SALE**

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

LOT SIX (6), IN BLOCK TWO (2), OF QUAIL GLEN, SECTION ONE(1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 16, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Security Instrument: Deed of Trust dated July 22, 2016 and recorded on July 25, 2016 at Instrument Number 2016079705 in the real property records of FORT BEND County, Texas, which contains a power of sale.

Sale Information: September 6, 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 MELVIN BANKS JR. AND OCTAVIA BANKS secures the repayment of a Note dated July 22, 2016 in the amount of \$122,735.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association 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.**

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 8:02 AM

AUG 15 2022

*Jana Richard*  
County Clerk Fort Bend Co. Texas

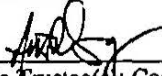
*Ru 95956*

88

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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, PA  
Kirk Schwartz, Attorney at Law  
PO Box 771270  
Coral Springs, FL 33077



Substitute Trustee(s): Carl Meyers, Leb Kemp, Vince Ross, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood and Auction.com employees, including but not limited to those listed herein  
c/o De Cubas, Lewis & Schwartz, PA  
PO Box 771270  
Coral Springs, FL 33077

Certificate of Posting

I, AMAR SOOD, declare under penalty of perjury that on the 15 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).

89

**FILED**

2022 AUG 15 AM 10:13

**NOTICE OF FORECLOSURE SALE**

*Just Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT THREE (3), IN BLOCK THREE (3), OF WESTPARK LAKES, SECTION ONE (1), IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S) 858/A AND 858/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

Date: September 6, 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: FORT BEND County, at the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable

conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Jose Barillas and Veronica Marie Barillas (Pro Forma) ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated August 12, 2005 and executed by Debtor in the Original Principal Amount of \$125,130.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the SCIG Series III Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated August 12, 2005, designating PRLAP, Inc., as the Original Trustee and is recorded in the office of the County Clerk of FORT BEND County, Texas, under Instrument No. 2005099321, Of the Real Property Records of FORT BEND County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

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

DATED 8/15/22



Jeff Leva, Sandy Dasigenis, Lillian Poeiker,  
Richard E. Anderson, Ray Vela or Cesar DeLaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

90 *[Signature]*  
**FILED**  
2022 AUG 15 AM 10:14

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

*[Signature]*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS

**Fort Bend County Texas Home Equity Security Instrument**

Date of Security Instrument: May 16, 2007

Amount: \$150,390.09

Grantor(s): JEFF M. GALVAN AND SHELLI K. GALVAN, HUSBAND AND WIFE

Original Mortgagee: BENEFICIAL TEXAS INC.

Current Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST

Original Trustee: DENNIS C. JOHNSON

Mortgage Servicer and Address: FAY SERVICING, LLC  
1601 LBJ Freeway, Suite 150  
Farmers Branch, TX 75234

Recording Information: Recorded on 5/21/2007, as Instrument No. 2007061498 Fort Bend County, Texas

Legal Description: Lot Thirty (30), in Block One (1), of Final Plat of Greatwood Terrace, Section Two (2), an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1402/A and 1402/B, of the Map/Plat records of Fort Bend County, Texas.

Date of Sale: 9/6/2022

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Fort Bend County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Default Order was entered on 7/11/2022, under Cause No. 22-DCV-291378, in the 240th Judicial District Judicial District Court of Fort Bend County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE AUCTION.COM, JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER, MEGAN L. RANDLE, EBBIE MURPHY, 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



90


by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds 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 the notice immediately.**

EXECUTED in multiple originals on 8/2/2022.

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

FILED 91

2022 AUG 15 PM 12: 27

*Ann Richard*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
R 86081 AMS

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, HENRY MITCHELL, JR, AN UNMARRIED MAN delivered that one certain Deed of Trust dated AUGUST 9, 2019, which is recorded in INSTRUMENT NO. 2019089317 of the real property records of FORT BEND County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$226,943.00 payable to the order of DHI MORTGAGE COMPANY, LTD., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, SEPTEMBER 6, 2022, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 16, BLOCK 3, OF LAKEVIEW RETREAT SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180153 AND AMENDED IN PLAT NO. 20180293 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of FORT BEND County, Texas, for such sales (OR AT FORT BEND COUNTY FAIRGROUNDS, BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: AUGUST 15, 2022.

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR LEE CARROLL OR  
JEFF LEVA OR SANDY DASIGENIS OR LILLIAN  
POELKER OR MEGAN L. RANDLE OR EBBIE  
MURPHY OR WAYNE DAUGHTREY

FILE NO.: GMG-2560  
PROPERTY: 18410 PELHAM HOLLOW TRAIL  
RICHMOND, TEXAS 77407

HENRY MITCHELL, JR.

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



NOTICE OF TRUSTEE'S SALE

92

**FILED**

2022 AUG 15 PM 2:20

Date: August 10, 2022

Lien for Unpaid Assessments

Owner(s): **SHUN L. SHILO AND JANA VIA TA'SHAY MILLER**

*April P. ...*  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
R 86175 AMU

Property: LOT THIRTEEN (13), IN BLOCK ONE (1), OF A FINAL PLAT OF KINGDOM HEIGHTS, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20060032, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **6411 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, **September 6, 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.

**SHUN L. SHILO AND JANA VIA TA'SHAY MILLER**, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$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.

NOTICE OF TRUSTEE'S SALE

**FILED**

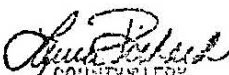
Date: August 10, 2022

93

2022 AUG 15 PM 2:20

Lien for Unpaid Assessments

Owner(s): **CARL E. MILLS AND JENNIFER K. MILLS**

  
COUNTY CLERK  
FORT BEND COUNTY TEXAS  
RBW/MS AMS

Property: LOT THIRTEEN (13), BLOCK TWO (2), OF CINCO RANCH TOWN CENTER, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NOS. 1509/B AND 1510/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **3630 BRINTON TRAILS LANE, KATY, TX 77494**, (the "PROPERTY").

Recording Information: By Declaration of Protective Covenants for Cinco Ranch Residential recorded under Harris County Clerk's File Number 20120408217, also recorded under Fort Bend County Clerk's File Number 2012100995 in the Official Public Records of Real Property of Harris and Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), Cinco Residential Property Association, Inc., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, related charges, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, 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, **September 6, 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.

**CARL E. MILLS AND JENNIFER K. MILLS**, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$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 Cinco Residential Property Association, Inc.

94

5519 RAINTREE DR  
MISSOURI CITY, TX 77459

0000009549007

**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: September 06, 2022  
Time: The sale will begin at 1:00 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.

**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 27, 2019 and recorded in Document CLERK'S FILE NO. 2019111076 real property records of FORT BEND County, Texas, with HOLLAND DWAYNE JONES AND LESLIE R JONES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by HOLLAND DWAYNE JONES AND LESLIE R JONES, securing the payment of the indebtednesses in the original principal amount of \$624,567.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FBC 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. FBC MORTGAGE, LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FBC MORTGAGE, LLC  
189 S ORANGE  
AVE SUITE 970  
ORLANDO, FL 32801

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 10:02 P.M.

AUG 16 2022  
*Hanna Richard*  
County Clerk Fort Bend Co. Texas



5519 RAINTREE DR  
MISSOURI CITY, TX 77459

94

0000009549007

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

/s/ Ryan Bourgeois

\_\_\_\_\_  
Ryan Bourgeois  
Attorney for Mortgagee

Certificate of Posting

My name is Anna Stewart, 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 16, 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 Stewart

Anna Stewart, Substitute Trustee

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

Date: 8/16/22

5519 RAINTREE DR  
MISSOURI CITY, TX 77459  
00000009549007

gd

00000009549007

FORT BEND

**EXHIBIT "A"**

LOT ONE (1), IN BLOCK FOUR (4), OF WATERBROOK WEST, A SUBDIVISION IN FORT BEND COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 29 OF THE PLAT RECORDS OF FORT  
BEND COUNTY, TEXAS

Walter J. Davis  
16702 Espinosa Dr  
Houston, Texas 77083  
Our file #1114-093F

**ATTENTION SERVICE MEMBERS:**

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

95

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 30, 2005, Walter J. Davis executed a Deed of Trust conveying to PRLAP, INC. , a Trustee, the Real Estate hereinafter described, to secure Bank of America, N.A. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2005096132 in the Real Property Records of Fort Bend County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness pursuant to the judgment attached hereto as Exhibit "A".

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 6, 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 foreclosure sales are to take place which is currently the Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South, Rosenberg, Texas 77471. 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 and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

**LOT ONE (1) IN BLOCK FIVE (5) OF MISSION WEST, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 17 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS**

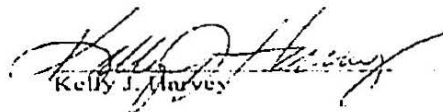
Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association, as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit or monies 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.**

Substitute and Successor Substitute Trustees are identified below.

**HARVEY LAW GROUP**

  
Kelly J. Marvey

Texas State Bar No. 09180150  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 8-12-22

**FILED FOR RECORD**  
NO. \_\_\_\_\_ TIME 12:02 P.M.

**AUG 16 2022**

  
Laura Richard  
County Clerk Fort Bend Co. Texas

*Anna Se*

95

Jeff Leva, Substitute Trustee, or the following Successor  
Substitute Trustees:  
Sandy Dasigenis,  
Anna Se,  
David Barry,  
Byron Se

Notice sent by:  
HARVEY LAW GROUP  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

GR

95

Filed  
6/7/2022 8:58 AM  
Beverly McGrew Walker  
District Clerk  
Fort Bend County, Texas  
Shelby Taylor

**CAUSE NO. 15-DCV-225868**

**U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR BANC OF AMERICA  
FUNDING 2008-FT1 TRUST,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2008-FT1**  
*Plaintiff,*

**IN THE DISTRICT COURT**

v.

**TRACIE LASHAWN DAVIS, HEIR TO  
THE ESTATE OF WALTER J. DAVIS,  
DECEASED, and THE UNKNOWN  
HEIRS OF WALTER J. DAVIS**  
*Defendants.*

**OF FORT BEND COUNTY, TEXAS**

**400<sup>TH</sup> JUDICIAL DISTRICT**

**AGREED FINAL JUDGMENT**

Came on for consideration the Motion for Summary Judgment filed by U.S. Bank National Association, as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1 ("Plaintiff"). The Plaintiff and the Attorney-ad-Litem for the Unknown Heirs of Walter J. Davis, Deceased, have entered into this Agreed Final Judgment, and the Court is of the opinion that said Motion for Summary Judgment and Agreed Final Judgment should be GRANTED.

The Court finds that the Plaintiff has established the basis for the foreclosure and

(1) the material facts establishing the basis for foreclosure are as follows:

- On June 30, 2005, Walter J. Davis executed a Texas Home Equity Note in the original principal amount of \$36,000.00 and payable to Bank of America, N.A. (the "Note").
- The Note is secured by a Security Instrument of even date executed by Walter J. Davis (the "Security Instrument").
- a monetary default of the subject Note exists;



ROUTED TO COURT 06/07/22 ST

RT'D TO D. CLERK 06/10/2022 SL EXHIBIT "A"

**Electronic Certified Copy**



- on December 30, 2013, the Plaintiff gave the Walter J. Davis (the "Obligor") on the Note proper Notice of Default;
- the default was not cured and the subject Note was accelerated on April 1, 2015; and
- the loan is due for the November 15, 2013 payment and all subsequent payments.
- all principal, interest and other sums due under the terms of the Note and Texas Home Equity Security Instrument have been accelerated and are now due and owing. As of May 10, 2022, the total amount due on the Note is \$128,911.46 and is accruing interest at 6.75% per annum and \$5.53 per diem until fully paid.

(2) This is an *in rem* proceeding and the property to be foreclosed is commonly known as 16702 Espinosa Dr, Houston, Texas 77083 (the "Property") which has the following legal description:

LOT ONE (1) IN BLOCK FIVE (5) OF MISSION WEST, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 17 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS

(3) Walter J. Davis, the Obligor, is deceased, having passed away on July 25, 2015. The Defendant Tracie Lashawn Davis is the daughter and sole heir of Walter J. Davis. The name and last known address of the Defendant subject to this judgment is:

Tracie Lashawn Davis, 2935 Barrington Dr Apt C, Monroce, LA 71201.

(5) The Defendant Tracie Lashawn Davis has defaulted and the Court has granted the Plaintiff's Amended Default Motion as to Defendant Tracie Lashawn Davis which is incorporated herein;

(6) The Defendant is not obligated on the Note and was made a party to this suit solely due to her purported inherited interest in the Property;



95

(7) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 2005096132 of the real property records of Fort Bend County, Texas; and

(8) The Security Instrument has been assigned to Plaintiff.

(9) Michael Elliot was appointed as the Attorney-Ad-Litem for the Unknown Heirs of Walter J. Davis, Deceased, in this case and is awarded \$ 1,200.00 in attorney's fees.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Plaintiff's Motion for Summary Judgment is GRANTED and that Plaintiff, its successors and assigns, may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this is a final appealable judgment that disposes of all claims and parties.

SIGNED this 9th day of June, 2022.

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

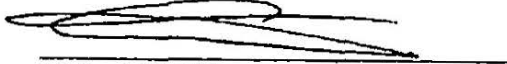
By: /s/ Kelly J. Harvey  
Kelly J. Harvey  
SBN: 09180150  
Kelly@kellyharvey.com  
P.O. Box 131407  
Houston, Texas 77219  
Tel. (832) 922-4000  
Fax (832) 922-6262  
ATTORNEYS FOR PLAINTIFF



**Electronic Certified Copy**

Agreed As To Form:

95

  
Michael W. Elliot

1207 3<sup>rd</sup> Street

Rosenberg, Texas 77471

TEL: 832-945-1200

FAX: 832-845-1245

EMAIL: [mike@elliottslaw.com](mailto:mike@elliottslaw.com)

ATTORNEY FOR THE UNKNOWN HEIRS OF WALTER J. DAVIS, DECEASED



**Electronic Certified Copy**

**Automated Certificate of eService**

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

95

Kelly Harvey  
Bar No. 09180150  
kelly@kellyharvey.com  
Envelope ID: 65184260  
Status as of 6/7/2022 2:04 PM CST

Associated Case Party: The Unknown Heirs of Walter J. Davis

Name	BarNumber	Email	TimestampSubmitted	Status
Michael W.Elliott		mike@elliottslaw.com	6/7/2022 8:58:13 AM	SENT

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Kelly Harvey	9180150	kelly@kellyharvey.com	6/7/2022 8:58:13 AM	SENT

I, BEVERLEY MCGREW WALKER, District Clerk of Fort Bend County, Texas, do hereby certify that the foregoing is a true, correct and full copy of the instrument herein set out as appears of record in the District Court of Fort Bend County, Texas.

This 27th day of July 20 22



BEVERLEY MCGREW WALKER

By Jada Newsome Deputy  
Jada Newsome

**Electronic Certified Copy**

95

**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.

Envelope ID: 66704844

Status as of 7/27/2022 9:04 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Kelly Harvey	9180150	kelly@kellyharvey.com	7/27/2022 9:03:50 AM	SENT

96

**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: September 12, 2016

Grantor(s): Melissa Martinez, an unmarried woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Broker Solutions, Inc. dba New American Funding

Original Principal: \$237,120.00

Recording Information: 2016114247

Property County: Fort Bend

Property: THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT: LOT 16, IN BLOCK 2, OF RIVER RUN AT THE BRAZOS, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP AND/OR PLAT RECORDED UNDER PLAT FILE NO. 20050087 OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Property Address: 8327 Clover Leaf Drive  
Rosenberg, TX 77469

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Broker Solutions Inc. dba New American Funding  
Mortgage Servicer: New American Funding  
Mortgage Servicer: 14511 Myford Road, Suite 100  
Address: Tustin, CA 92780

**SALE INFORMATION:**

Date of Sale: September 6, 2022  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com

FILED FOR RECORD  
NO. \_\_\_\_\_ TIME 10:22 A.M.

PLG File Number: 22-005556-1

AUG 16 2022  
*Anna Richard*  
County Clerk Fort Bend Co. Texas

96

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Austin DuBois, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

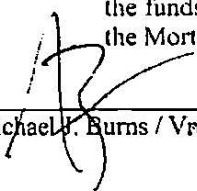
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

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

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

  
 \_\_\_\_\_  
 Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

96

My name is Anna Stewart, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on August 16, 2012 I filed at the office of the Fort Bend County Clerk to be posted at the Fort Bend County courthouse this notice of sale.

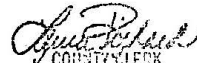
Anna Stewart

Declarant's Name: Anna Stewart, Substitute Trustee

Date: 8/16/12

Padgett Law Group  
5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520



  
 COUNTY CLERK  
 FORT BEND COUNTY TEXAS  
 RMS R 8/16/22

## 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 FIFTEEN (15) IN BLOCK TWO (2) OF CINCO RANCH SOUTHWEST SEC. 58 AN ADDITION IN FORT BEND COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20110091 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 08/20/2014 and recorded in Document 2014090386 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: 09/06/2022

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 ALFREDO BOSIE BARTHEL AND OLGA INES MARTINEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$417,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 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, L.L.C., 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

97

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 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.

98

**NOTICE OF FORECLOSURE SALE**

August 12, 2022

FILED FOR RECORD  
NO \_\_\_\_\_ TIME 12:55 AM  
AUG 16 2022  
*Janina Richard*  
County Clerk Fort Bend Co. Texas

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

Dated: April 6, 2021  
Grantors: Tara Space Automation, L.L.C. and Jani Group, L.L.C.  
Trustee: Russell C. Jones  
Lender: Julie Rivers Capital, LLC

Recorded in Instrument No.: 2021060526 of the real property records of Fort Bend County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$190,000.00, executed by Tara Space Automation, L.L.C. and Jani Group, L.L.C. ("Borrowers") and payable to the order of Lender.

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

**TRACT I**

6.027 ACRES OF LAND, SITUATED IN THE WILLIAM PETTUS SURVEY, ABSTRACT 68, FORT BEND COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 2.22 ACRE TRACT DESCRIBED IN A DEED TO DAVID B. SAYE RECORDED IN FORT BEND COUNTY CLERK'S FILE 2015031351, ALL OF THAT CERTAIN CALLED 3.276 ACRE TRACT DESCRIBED IN A DEED TO DAVID B. SAYE RECORDED IN FORT BEND COUNTY CLERK'S FILE 2013135027, ALL OF THAT CERTAIN CALLED 0.26 ACRE TRACT DESCRIBED IN A DEED TO DAVID B. SAYE RECORDED IN FORT BEND COUNTY CLERK'S FILE 2014014366, ALL OF THAT CERTAIN CALLED 0.15 ACRE TRACT DESCRIBED IN A DEED TO DAVID B. SAYE RECORDED IN FORT BEND COUNTY CLERK'S FILE 2015016077, AND ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO DAVID B. SAYE RECORDED IN FORT BEND COUNTY CLERK'S FILE 2015023968, SAID 6.027 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of the herein described tract in the centerline of a 40.0 foot platted road, said point being the Southeast corner of said Saye 2.22 acre tract and an ell corner of the Gulf Coast Water Authority 191.19 acre tract described in Clerk's File 2007085339;

THENCE North 87 deg. 27 min. 27 sec. West, along the South line of the Saye 2.22 acre tract and the North line of the Gulf Coast Water Authority tract, being the North line of the South Texas Water Company tract described in Volume 178, Page 333, Deed Records, a distance of 1169.47 feet to a 1/2 inch iron rod found for the Southwest corner of the herein described tract and the Northwest corner of the Gulf Coast Water

98

Authority tract, said point being in the East right—of—way line of F. M. 521, being the East line of the State of Texas Fee Strip recorded in Volume 200, Page 322, Deed Records;

THENCE North 02 deg. 24 min. 21 sec. East, along the West Line of said 2.22 acre tract and the East right—of—way line of F. M. 521, being the East line of the State of Texas Fee Strip, a distance of 27 .60 feet to a 1/2 inch iron rod found at the Northwest corner of said 2.22 acre tract and the Southwest corner of the GTE of the SW 0. 156 acre tract described in Volume 1853, Page 1169, Deed Records;

THENCE North 87 deg. 13 min. 38 sec. East, along the North line of said 2.22 acre tract and the South line of the GTE tract, a distance of 99.93 feet to a 5/8 inch iron rod found at the Southeast corner of said GTE tract and the Southwest corner of the aforementioned Saye 3.276 acre tract;

THENCE North 02 deg. 24 min. 21 sec. East, along the East line of said GTE tract and the West line of said Saye 3.276 acre tract, a distance of 67 .98 feet to a 5/8 inch iron rod capped "Laney" found at the Northeast corner of the GTE tract and an ell corner of said 3.276 acre tract;

THENCE South 87 deg. 13 min. 38 sec. West, along the North line of the GTE tract and a line of the Saye 3.276 acre tract, a distance of 99.93 feet to a 5/8 inch iron rod capped "Laney" found at the Northwest corner of the GTE tract and a corner of said 3.276 acre tract, said point being in the East right—of—way line of F. M. 521;

THENCE North 02 deg. 24 min. 21 sec. East, along the West line of said 3.276 acre tract and the East right—of—way line of F. M. 521, a distance of 39.17 feet to a 5/8 inch iron rod capped "Laney" found at the Northwest corner of said 3.276 acre tract;

THENCE North 87 deg. 16 min. 12 sec. East, along the North line of said 3.276 acre tract and the South line of the Patrick Baker tract described in Clerk's File 05—023750, a distance of 284 .94 feet to a 5/8 inch iron rod capped "Laney" found at the Southeast corner of said Baker tract and the Southwest corner of the aforementioned Saye tract described in Clerk's File 2015023968;

THENCE North 02 deg. 40 min. 33 sec. West, along the East line of said Baker tract and the West line of said Saye tract, a distance of 70.95 feet to a 5/8 inch iron rod capped "Laney" found at the Northwest corner of said Saye tract ;

THENCE North 87 deg. 18 min. 43 sec. East, along the North line of said Saye tract and the North line of the aforementioned Saye 0.15 acre tract, a distance of 174. 89 feet to a 1/2 inch iron rod found at the Northeast corner of said Saye 0. 15 acre tract and the Northwest corner of a tract described in Clerk' s File 2012117380;

THENCE South 02 deg. 40 min. 33 sec. East, along the East line of said Saye 0.15 acre tract, a distance of 70.95 feet to a 1/2 inch iron rod found at the Southeast corner of said 0.15 acre tract, said point being in the North line of the Saye 3.276 acre tract;

THENCE North 87 deg. 18 min. 43 sec. East, along the North line of said 3.276 acre tract, a distance of 165.0 feet to a 5/8 inch iron rod capped "Laney" found for corner;

THENCE North 02 deg. 40 min. 33 sec. West, along a line of said 3.276 acre tract, a distance of 70.95 feet to a 5/8 inch iron rod capped "Laney" found for corner;

THENCE North 86 deg. 34 min. 23 sec. East, along the North line of said 3.276 acre tract, a distance of 526.99 feet to a 1/2 inch iron rod found for the Northeast corner of the herein described tract at the Northeast

98

corner of said 3.276 acre tract, said point being in the centerline of the aforementioned 40.0 foot platted road;

THENCE South 02 deg. 50 min. 20 sec. East, along the East line of said Saye 3.276 acre tract, being the centerline of said 40.0 foot platted road, at 178.51 feet pass a 5/8 inch iron rod capped "Laney" found at the Southeast corner of said 3.276 acre tract and the Northeast corner of the Saye 2.22 acre tract, at 278.07 feet pass a 1/2 inch iron rod found at an ell corner of the aforementioned Gulf Coast Water Authority 191.19 acre tract, and continue along the East line of said Saye 2.22 acre tract for a total distance of 318.79 feet to the PLACE OF BEGINNING and containing 6.027 acres of land. (being more commonly known as 9116 & 9123 Fm 521 Road, Rosharon, Texas 77583).

## TRACT II

Being a tract of land containing 0.4545 acres (19,799 square feet), situated in the W. Pettus Survey, Abstract 68, Fort Bend County, Texas, being out of a called 38.57 acres tract recorded in Book 106, Page 274 of the Deed Records of Fort Bend County, Texas, being part of a tract of land conveyed unto Patrick Baker and Joann Baker by deed recorded under County Clerk's File No. 2005023750 of the Official Public Records of Fort Bend County, Texas. Said 0.4545-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of called 38.57 acres tract;

THENCE South 02°36'40" West (called South 05°30'00" West), a distance of 153.00 feet;

THENCE North 87°06'40" East (called East), a distance of 55.25 feet to a found 1/2-inch iron rod in the east right-of-way line of F. M. 521 (right-of-way varies) for the northwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 87°06'40" East (called East), a distance of 275.44 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South 02°53'20" East (called South), a distance of 71.00 feet (called 70.80 feet) to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southeast corner of the said tract herein described;

THENCE South 87°06'40" West (called West), a distance of 282.27 feet to a found 5/8-inch iron rod in the east right-of-way line of said F. M. 521 for the southwest corner of the said tract herein described;

THENCE North 02°36'40" East (called North 05°30'00" East) along the east right-of-way line of said F.M. 521, a distance of 71.33 feet (called 72.00 feet) to the POINT OF BEGINNING and containing 0.4545 acres (19,799 square feet), more or less. (being more commonly known as 9139 Fm 521, Rosharon; Texas 77583).

## Foreclosure Sale:

Date: Tuesday, September 6, 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 no later than three hours thereafter.

98

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

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

Substitute Trustee: Russell C. Jones and Stephanie J. Stigant

Substitute Trustee's Address: 407 Julie Rivers Drive, Sugar Land, TX, 77478

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, Julie Rivers Capital, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

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

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

Pursuant to §51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further

98

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.**



**RUSSELL C. JONES or STEPHANIE J. STIGANT**  
Substitute Trustee  
407 Julie Rivers Drive  
Sugar Land, TX 77478  
Telephone (281) 242-8100  
Telecopier (281) 242-7474