

FORECLOSURE SALES NOTICE

By order of the Commissioners Court for Fort Bend County, Texas, the designation of the location for the foreclosure sales has been changed beginning February 2, 2021 pursuant to Section 51.002(h) of the Texas Property Code and Section 24.01(r) of the Texas Tax Code. The sales shall be held at the following location:

FORT BEND COUNTY FAIRGROUNDS

4310 HIGHWAY 36 SOUTH

ROSENBERG, TEXAS 77471

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

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

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

FORECLOSURE SALES NOTICE

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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.

NOTICE

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

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

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

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

For Information regarding all tax foreclosure sales visit:

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

FORECLOSURE NOTICES AND SALES

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

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

FOR MORE INFORMATION:

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

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

ATTORNEYS FOR TAX SUIT SALES

FORT BEND COUNTY PROPERTY and LAMAR CISD:

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

FORT BEND ISD:

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



STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

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

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

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

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

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

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

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

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

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

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


KP George, County Judge

ATTEST:

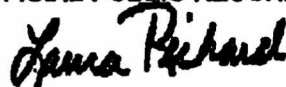

Laura Richard, County Clerk



RETURNED AT COUNTER TO:

Olga Payero / County Judge
301 Jackson St
Richmond TX

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

October 29, 2020 08:51:55 AM

FEE: \$0.00

SG

2020151449



①
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#: 24-31231

FILED

2024 JUN -6 10:04

C. J. [Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

①
Rec
46300
d.T.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/28/2006, Hector Ibarra and Rose Anne Ibarra, as joint tenants, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Eldon L. Youngblood, as Trustee, New Century Mortgage Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$132,000.00, payable to the order of New Century Mortgage Corporation, which Deed of Trust is Recorded on 8/1/2006 as Volume 2006093287, 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 Ten (10), in Block One (1), of Chupik Subdivision, a subdivision according to the map or plat thereof recorded in Volume 348, Page 117 of the Deed Records of Fort Bend County, Texas.

Commonly known as: **2908 CHUPIK STREET ROSENBERG, TX 77471**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates.**, 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 **9/3/2024 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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



4818622

①

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

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

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


WITNESS, my hand this 6/5/2024

WITNESS, my hand this June 6, 2024



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

1600 South Douglass Road, Suite 140
Anaheim, CA 92806



By: Substitute Trustee(s)
Ebbie Murphy, Jeff Leva, Megan L. Randle, Sandy
Dasigenis, Steve Leva, Wayne Daughtrey, Nicole
Durrett

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FILED

2024 JUN 11 AM 11:42

Rec 47758 J.T.

6815 Harpers Drive, Richmond, TX 77469

Quia Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

24-002653

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: 09/03/2024 ✓

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 27, 2004 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2011095348 with Tania L. Wallace (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for LoanAmerica Home Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Tania L. Wallace, securing the payment of the indebtedness in the original amount of \$99,216.00, 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 Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT FOUR (4), IN BLOCK TEN (10), OF TARA, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 30, PAGE 2, OR THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.



4818986

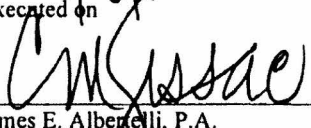
2


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:

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF6
3476 Stateview Blvd
Fort Mill, SC 29715

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR A WEST OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Thomas Gilbraith, Kinney Lester, Matthew Hansen, Evan Press, Ramiro Cuevas, Jami Grady, Anna Sewart, David Barry, Byron Sewart, Patricia Poston, Austin DuBois, Sandy Dasigenis, Jeff Leva, John Burger, Martin Beltran Substitute Trustee to act under and by virtue of said Deed of Trust.

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

6/8/2024
Executed on

James E. Albericelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

June 11, 2024
Executed on

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

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

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#: 24-31170

FILED
2024 JUN 13 AM 9:42
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/1/2006, Rodolfo R. Albarran, Husband and Wife, Maria Salud Albarran, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Eldon L. Youngblood, as Trustee, New Century Mortgage Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$114,700.00, payable to the order of New Century Mortgage Corporation, which Deed of Trust is Recorded on 6/13/2006 as Volume 2006069971, 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 One (1) of Final Plat of Villages of Town Center, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No(s). 901/A and 901/B of the Plat Records of Fort Bend County, Texas.

Commonly known as: **1310 VILLAGE COURT BLVD ROSENBERG, TX 77471**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates**, 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 **9/3/2024 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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



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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF 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 6/11/2024

WITNESS, my hand this June 13, 2024

Monica Sandoval

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

Sandy Dasigenis

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

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#: 16-17738

FILED
2024 JUN 13 AM 9:42
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

4
FILED
2024 JUN 13 AM 9:42

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/1/2006, RODOLFO R. ALBARRAN AND MARIA SALUD ALBARRAN, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, as Trustee, NEW CENTURY MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$114,700.00, payable to the order of NEW CENTURY MORTGAGE CORPORATION, which Deed of Trust is Recorded on 6/13/2006 as Volume 2006069971, 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 ONE (1) OF FINAL PLAT OF VILLAGES OF TOWN CENTER, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO(S). 901/A AND 901/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: **1310 VILLAGE COURT BLVD ROSENBERG, TX 77471**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates**, 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 **9/3/2024 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.



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

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

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

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

WITNESS, my hand this 6/10/2024

WITNESS, my hand this June 16, 2024

Monica Sandoval

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

Sandy Dasigenis

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/13/2019, Dennard Turner, a single man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$198,800.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 6/17/2019 as Volume 2019063852, Book , Page , in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot Nineteen (19), in Block Two (2), of Glendale Lakes, Section Two (2), a Subdivision in Fort Bend County, Texas, according to the map or plat thereof Recorded under Plat No(s). 20170217, of the Plat Records of Fort Bend County, Texas.

Commonly known as: **6807 BARSDALE COURT ROSHARON, TX 77583**

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **9/3/2024 at 1:00 PM**, or no later than three (3) hours after such time, in **Fort Bend County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the Fort Bend County Building, 301 Jackson Street, Richmond, Texas, first floor meeting room, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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



4819519



NTSS00000009978750

1311 TINY TREE DRIVE
MISSOURI CITY, TX 77489

00000009978750

00000009978750

FORT BEND

EXHIBIT "A"

LOT SIXTEEN (16), IN BLOCK SEVEN (7), OF HUNTER'S GLEN, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS;

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-SIX (26), IN BLOCK ONE (1), OF RIVER RUN AT THE BRAZOS, SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20080017 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 04/14/2014 and recorded in Document 2014036708 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: 09/03/2024

Time: 01:00 PM

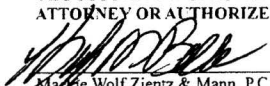
Place: Fort Bend County, Texas at the following location: FORT BEND COUNTY FAIRGROUNDS - BUILDING C, 4310 HIGHWAY 36 SOUTH, ROSENBERG, TEXAS 77471 (BETWEEN THE HOURS OF 10:00a.m. AND 4:00 p.m.) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. **Obligations Secured.** The Deed of Trust executed by JODYANN DAWSON AND WAYNE C BOSTICK, provides that it secures the payment of the indebtedness in the original principal amount of \$278,343.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

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

Certificate of Posting

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


COUNTY CLERK
FORT BEND COUNTY TEXAS

2024 JUN 20 AM 10:04

FILED

24-01486
9523 MOORCROFT CT, SUGAR LAND, TX 77498

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

Quinn Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Property:

The Property to be sold is described as follows:

LOT 10, IN BLOCK 5 OF KINGSBRIDGE PLACE, SECTION ONE (1), A
SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 1183/B OF
THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Security Instrument:

Deed of Trust dated June 9, 2006 and recorded on June 21, 2006 at Instrument Number
2006073619 in the real property records of FORT BEND County, Texas, which contains
a power of sale.

Sale Information:

September 3, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend
County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the
County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by BERNADETTE MCZIEL-SMITH secures the repayment
of a Note dated June 9, 2006 in the amount of \$177,600.00. WILMINGTON TRUST,
NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS
TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST,
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE5
FHA/VA/RHS: NATIONSTAR MORTGAGE LLC D/, whose address is c/o Nationstar
Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of
the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for
the mortgage. Pursuant to a servicing agreement and Texas Property Code section
51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on
its behalf.

Substitute Trustee:

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

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

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



4819926

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

Nicki Company

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

Sandy Dasigenis

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

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

Certificate of Posting

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

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#: 19-23009

9
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2024 JUN 27 AM 10: 33

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/3/2006, VENOY PEARSON, JR. AND LISA PEARSON, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ATTORNEY DON W. LEDBETTER, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$105,600.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC., which Deed of Trust is Recorded on 3/7/2006 as Volume 2006026322, Book , Page , in Fort Bend County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 3, BLOCK 4, VILLAGES OF TOWN CENTER, SECTION 4, IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 1756A/B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: **1206 NANTERRE COURT ROSENBERG, TX 77471**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-RFC1 Asset-Backed Pass-Through Certificates.**, 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 **9/3/2024** ✓ 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.



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

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

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

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

WITNESS, my hand this 6/26/2024

WITNESS, my hand this 6/27/2024

Monica Sandoval

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

Sandy Dasigenis

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

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2914 SLOAT HILL LN
KATY, TX 77494

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Quinn 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.

1. Date, Time, and Place of Sale.

Date: September 03, 2024 ✓

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 24, 2018 and recorded in Document INSTRUMENT NO. 2018110550 real property records of FORT BEND County, Texas, with AARON R NOVAK, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AARON R NOVAK, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$223,775.00, 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



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2914 SLOAT HILL LN
KATY, TX 77494

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

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



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

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2914 SLOAT HILL LN
KATY, TX 77494

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FORT BEND

EXHIBIT "A"

LOT 9, BLOCK 2, OF TAMARRON SECTION 32, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170092, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: October 7, 2004

Amount: \$163,556.00

Grantor(s): CHANH NGUYEN and HUONG TRAN

Original Mortgagee: FIRT FRANKLIN FINANCIAL CORPORATION

Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-FFH4 ASSET-BACKED CERTIFICATES, SERIES 2004-FFH4

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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. 2004128034

Legal Description: LOT 51, IN BLOCK 6, LEXINGTON SQUARE, SECTION THREE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S.) 2443/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.


COUNTY CLERK
FORT BEND COUNTY TEXAS

Date of Sale: September 3, 2024 between the hours of 1:00 PM and 4:00 PM. ✓

Earliest Time Sale Will Begin: 1:00 PM

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

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

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

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

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


Anthony Adams Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-011535



Printed Name: SANDY DASIGENIS

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

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2024 JUN 27 AM 10:42

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FORT BEND County

Deed of Trust Dated: December 22, 2006

Amount: \$128,000.00

Grantor(s): ALLAN KEETON and DIONNE KEETON

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

Current Mortgagee: SELECT PORTFOLIO SERVICING, INC.

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

Recording Information: Document No. 2007005426

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

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Date of Sale: September 3, 2024 between the hours of 1:00 PM and 4:00 PM. ✓

Earliest Time Sale Will Begin: 1:00 PM

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

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

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

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

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

Anthony Adam Garcia
Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-002848

Sandy Dasigenis
Printed Name: SANDY DASIGENIS
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

CENLAR FSB (CEN)
PERKINS, MICHELLE
3302 ELK RIDGE LANE, KATY, TX 77494

FIIA 512-1354906703
Firm File Number: 24-041313

13

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 30, 2013, MICHELLE L. PERKINS, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS AND VELA, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2013138157, 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 3, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT 29, BLOCK 1, SILVER RANCH SEC 7, AN ADDITION TO FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130064 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

Property Address: 3302 ELK RIDGE LANE
KATY, TX 77494
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

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

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


SUBSTITUTE TRUSTEE

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

WITNESS MY HAND this day June 21, 2024

2024 JUN 27 PM 3:52

County Clerk
FORT BEND COUNTY TEXAS

By: 
Ronny George
Texas Bar # 24123104
rgeorge@lga.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for CitiMortgage, Inc.

3199 FILED

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 10, 2021 and recorded under Clerk's File No. 2021152942, in the real property records of FORT BEND County Texas, with Rafael Ismael Turcios and Rosa Macaria Zepeda Husband and Wife. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CMG Mortgage, Inc. dba CMG Financial, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Rafael Ismael Turcios and Rosa Macaria Zepeda Husband and Wife. securing payment of the indebtedness in the original principal amount of \$292,243.00 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 Rafael Ismael Turcios, Rosa Macaria Zepeda. 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 14, BLOCK 5, GLENDALE LAKES SECTION 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200151 OF THE MAP AND PLAT RECORDS, FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/03/2024

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

Executed on 06/28/2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-01347

FILED
2024 JUL -1 AM 8:10

David R. Leva
COUNTY CLERK
FORT BEND COUNTY TEXAS

FILED
2024 JUN 31 AM 8:08
Will Morphis
COUNTY CLERK
FORT BEND COUNTY TEXAS

AK FILED
2024 JUL -1 AM 11:25
153419

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Fort Bend County Clerk
FORT BEND COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-09994-TX

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

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

Date: 9/3/2024
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Fort Bend County Courthouse, Texas, at the following location: 4310 Highway 36 South, Rosenberg, TX 77471 The Fort Bend County Fairgrounds-Building C
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 12, Block 1, Cottonwood Section Three-C, an addition to the City of Rosenberg, Fort Bend County, Texas, according to the map or plat thereof as recorded in Plat No. 20150082, Plat Records, Fort Bend County, Texas.

Commonly known as: 915 COFFEE MILL CREEK LN ROSENBERG, TX 77471

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 3/14/2016 and recorded in the office of the County Clerk of Fort Bend County, Texas, recorded on 3/16/2016 under County Clerk's File No 2016026404, in Book -- and Page -- of the Real Property Records of Fort Bend County, Texas.

Grantor(s): Jacob R Gantt, an Unmarried Man
Original Trustee: Trey Hodapp
Substitute Trustee: Auction.com, Sandy Dasigenis, Jeff Leva, Steve Leva, Amar Sood, Patricia Poston, Megan Randle-Bender, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Debby Jurasek, Patsy Anderson, Sheila Horak, Robin Johnson, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Pulte Mortgage LLC, 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

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T.S. #: 2024-09994-TX

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 \$171,662.00, executed by Jacob R Gantt, an Unmarried Man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Pulte Mortgage LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

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

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

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T.S. #: 2024-09994-TX

Dated: 7-1-24

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



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

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

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

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

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T.S. #: 2024-09994-TX

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is 1225 N Loop W 127 77008. I
declare under penalty of perjury that on 7-1-24 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: 7-1-24

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

5965-1012

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

2222 SAINT JAMES COURT, MISSOURI CITY, TEXAS 77459

LEGAL DESCRIPTION

LOT FIFTY FIVE (55), BLOCK SEVEN (7) OF MEADOWCREEK, SECTION ONE (1) AND FOUR (4), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 12, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
FORT BEND COUNTY

RECORDED ON
MARCH 8, 2017

UNDER DOCUMENT#
2017024460

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

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

SEPTEMBER 3, 2024

1:00 PM - 4:00 PM

TERMS OF SALE

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

OBLIGATIONS SECURED

The Deed of Trust executed by GLEN SCHLOSSER and MARGARET SCHLOSSER, provides that it secures the payment of the indebtedness in the original principal amount of \$213,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

ATTORNEYS AT LAW

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

GALLOWAY, JOHNSON, TOMPKINS, BUSH & SMITH

A PROFESSIONAL LAW FIRM CORPORATION

1301 McKinney Street, Suite 1450

Houston, Texas 77010

599-0410

CERTIFICATE OF POSTING

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

POSTED _____

NAME _____ TRUSTEE

FILED
25
54491

17
FILED KH
56491

2024 JUL 15 AM 10:12

STATE OF TEXAS

COUNTY OF FORT BEND

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§
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NOTICE OF FORECLOSURE SALE

Quincy D. Alex
COUNTY CLERK
FORT BEND COUNTY TEXAS

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 entered into between the parties on December 23, 2020 with a Maturity Date 02/01/2033 and increasing the Principal Balance to \$162,162.54 with an Interest rate of 3.25000% (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

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

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100

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Austin, TX 78731

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, 09/03/2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 pm to 4:00 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.

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

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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.

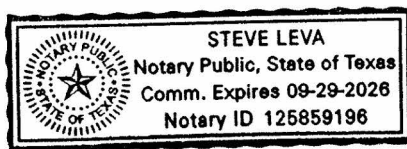
By: *Sandy Dasigenis*
SANDY DASIGENIS Substitute Trustee

STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

This instrument was acknowledged before me by SANDY DASIGENIS on July 11, 2024



Steve Leva
Notary Public, State of Texas
Commission Expires: 09-29-2026
Printed Name:
STEVE LEVA

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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

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/18/2018	Grantor(s)/Mortgagor(s): EDWARD CHARLES RAJUI AND TERRI SHAQUITA BEAUDION, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: LENDSURE MORGAGE CORP.	Current Beneficiary/Mortgagee: Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee
Recorded in: Volume: N/A Page: N/A Instrument No: 2018080624	Property County: FORT BEND
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Boulevard, Coppell, TX 75019
Date of Sale: 9/3/2024	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

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

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

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

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

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

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

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

Dated: 7/9/2024

Dated: July 11, 2024



SANDY DASIGENIS

Printed Name:



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

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

FILED

2024 JUL 15 AM 10:13


COUNTY CLERK
FORT BEND COUNTY TEXAS

MH File Number: TX-24-103174-POS
Loan Type: Conventional Residential

19

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 125435-TX

Date: July 9, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: AMANDA VANESSA HERNANDEZ, A SINGLE WOMAN AND
AMANDA MAYORGA DE HERNANDEZ, AN UNMARRIED WOMAN

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

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 3/29/2022, RECORDING INFORMATION: Recorded on 3/31/2022, as Instrument No.
2022044965

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 1, BLOCK 2, IN STEWART HEIGHTS
SECTION 14, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 20200223 OF THE PLAT RECORDS OF
FORT BEND COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, the foreclosure sale will be conducted in
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC who is the Mortgagee of the Note and Deed of
Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken
Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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

Page 1 of 2



4820784

AP NOS/SOT 08212019

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

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

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

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

FILED KH
56491

2024 JUL 15 AM 10:15

Anna Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

20

FILED KH
86491

2024 JUL 15 AM 10:15

RECORDING REQUESTED BY:


COUNTY CLERK
FORT BEND COUNTY TEXAS

WHEN RECORDED MAIL TO:

Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie
Murphy, Wayne Daughtrey, Steve Leva
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000014-24-3S

APN R163346 | 2273-06-002-0370-
914

TO No 240020647

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 9, 2021, LYNAE MARIE VINGLE AND JOSEPH MICHAEL VINGLE, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL H. PATTERSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FIRST GUARANTY MORTGAGE CORPORATION DBA GOODMORTGAGE.COM, 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 \$312,801.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on October 19, 2021 as Document No. 2021174952 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 R163346 | 2273-06-002-0370-914

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva** 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 **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX07000014-24-3S

APN R163346 | 2273-06-002-0370-

TO No 240020647

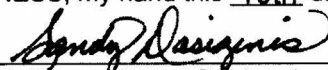
2D
NOW THEREFORE, NOTICE IS HEREBY GIVEN ⁸¹⁴that on **Tuesday, September 3, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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 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.

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

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

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

WITNESS, my hand this 10th day of July, 2024.


By: Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve 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 <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

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

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

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TS No TX07000014-24-3S

APN R163346 | 2273-06-002-0370-

TO No 240020647

⁹¹⁴
EXHIBIT "A"

LOT THIRTY-SEVEN (37), IN BLOCK TWO (2), OF CINCO RANCH, GREENWAY VILLAGE, SECTION SIX (6), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 1180/B & 1181/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; OR MORE COMMONLY KNOWN AS: 23306 FAIRBRANCH DRIVE, KATY, TEXAS 77494.

24-02051

14802 ATTERBURY DR, SUGAR LAND, TX 77478

21
FILED KH
56491

**NOTICE OF FORECLOSURE SALE AND 2024 JUL 15 AM 10:16
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Quinn Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

Property:

The Property to be sold is described as follows:

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

Security Instrument:

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

Sale Information:

September 3, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

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

Substitute Trustee:

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

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

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



4820451

Nicki Company

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

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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, Nicole Durrett, Anna Sewart, David Barry, Jeff Leva, Sandy Dasigenis, Lillian Poelker, Megan Randle, Ebbie Murphy, Byron Sewart, Keith Wolfshohl, Helen Henderson, Patricia Poston, Megan L. Randle, Nick Frame, Austin DuBois, Cheyanne Troutt, Amar Sood, Ramiro Cuevas, Jami Grady, Kinney Lester, John Burger, Martin Beltran, Wayne Daughtrey, Steve Leva, Thomas Gilbraith and Xome employees included but not limited to those listed herein.

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

Certificate of Posting

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

22
FILED

2024 JUL 16 AM 10: 32

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

Notice of Substitute Trustee Sale

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

Assert and protect your rights as a member of the armed forces of the United States. If you are a member of the armed forces of the United States, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 09/03/2024

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

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

Property Address: 2315 TURTLE CREEK DR, MISSOURI CITY, TX 77459

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/30/2021 and recorded 08/03/2021 in Document 2021128470, real property records of Fort Bend County, Texas, with **WILLIE J JOHNSON, SINGLE MAN** grantor(s) and Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Panorama Mortgage Group, LLC dba Legacy Home Loans, a Limited Liability Company as Lender, **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **WILLIE J JOHNSON, SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of **\$270,019.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** is the current mortgagee of the note and deed of trust or contract lien.

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

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

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

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

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

Date: 7/12/2024

Marisa Vidrine
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520

Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

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

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

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

EXHIBIT A

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

23
FILED

TS No.: 2024-00974-TX
24-000629-673

2024 JUL 16 AM 10: 32

Notice of [Substitute] Trustee Sale

April Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

1. Date, Time and Place of Sale.

Date: 09/03/2024

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

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

Property Address: 6719 SHELBY OAKS DRIVE, RICHMOND, TX 77469

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/22/2006 and recorded 09/27/2006 in Document 2006120899, real property records of Fort Bend County, Texas, with **MONICA C. MARKLE, A SINGLE PERSON** grantor(s) and NOVASTAR MORTGAGE, INC. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **MONICA C. MARKLE, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$99,685.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-5 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES. SERIES 2006-5** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00974-TX
24-000629-673

Notice of [Substitute] Trustee Sale

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

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

LOT ELEVEN (11), IN BLOCK THREE (3), OF WEST OAKS VILLAGE, SECTION ONE, PARTIAL REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO.(S) 895/A AND 895/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

TS No. 2024-00974-TX
24-000629-673

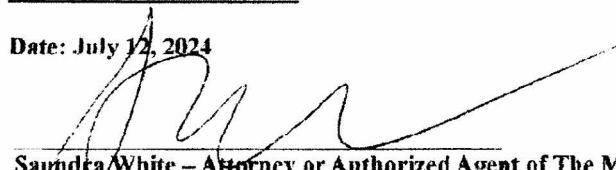
23

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 12, 2024



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

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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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

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

FILED

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TS No.: 2024-00941-TX
18-001387-673

2024 JUL 16 AM 10:32

Notice of [Substitute] Trustee Sale

Quinn R. Ralston
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.

1. Date, Time and Place of Sale.

Date: 09/03/2024

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

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

Property Address: 10943 Tattershall Lane, Missouri City, TX 77459

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/02/2005 and recorded 12/14/2005 in Document 2005151102, Re-filed 12/14/2005 in Document 2005151108, real property records of Fort Bend County, Texas, with **Cynthia Salinas** grantor(s) and INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Cynthia Salinas**, securing the payment of the indebtedness in the original principal amount of **\$152,126.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2005-D, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2005-D** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-00941-TX
18-001387-673

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Notice of [Substitute] Trustee Sale

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

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

LOT 4, IN BLOCK 3, OF SIENNA STEEP BANK VILLAGE, SECTION THIRTEEN (13), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040044 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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TS No.: 2024-00941-TX
18-001387-673

Notice of [Substitute] Trustee Sale

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

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

Date: July 9, 2024

By: 

Loundie Chery-Trustee Sale Assistant

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

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

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

Certificate of Posting

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

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FILED

2024 JUL 16 AM 10:31

TS No.: 2024-00930-TX
20-000277-673

Notice of [Substitute] Trustee Sale

Quinn P. Paul
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.

1. Date, Time and Place of Sale.

Date: 09/03/2024

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

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

Property Address: 1711 Mustang Crossing, Missouri City, TX 77459

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/06/1999 and recorded 12/13/1999 in Document 1999106847, real property records of Fort Bend County, Texas, with **TIMOTHY MORRIS and GEORGIANN MORRIS, HUSBAND AND WIFE** grantor(s) and RYLAND MORTGAGE COMPANY, A TEXAS CORPORATION as Lender, U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP1 as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **TIMOTHY MORRIS and GEORGIANN MORRIS, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$153,750.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP1** is the current mortgagee of the note and deed of trust or contract lien.

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TS No.: 2024-00930-TX
20-000277-673

Notice of [Substitute] Trustee Sale

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

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

LOT TWENTY (20), IN BLOCK THREE (3), OF MUSTANG CROSSING AT LAKE OLYMPIA, SECTION ONE, A PARTIAL REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1754/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

TS No.: 2024-00930-TX
20-000277-673

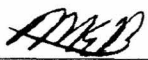
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Notice of [Substitute] Trustee Sale

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

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

Date: 07/12/2024



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

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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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

Certificate of Posting

I am _____ whose address is c/o AV1 Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Fort Bend County Clerk and caused it to be posted at the location directed by the Fort Bend County Commissioners Court.

FILED ²⁴

2024 JUL 18 AM 8:10
24-009946

6910 Briar Meadow Dr, Sugar Land, TX 77479

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Agnes Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

1. Date, Time, and Place of Sale. ✓

Date: 09/03/2024

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 17, 2006 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 2006017499 with Robert H. Bailey a/k/a Robert Henry Bailey (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Robert H. Bailey a/k/a Robert Henry Bailey, securing the payment of the indebtedness in the original amount of \$165,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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



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

Wells Fargo Bank, N.A.

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR AWEST OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

7/14/24
Executed on _____

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

July 18, 2024
Executed on _____

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

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

FILED

2024 JUL 22 PM 2:14

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

Notice of Substitute Trustee Sale

T.S. #: 23-10192

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of 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: 9/3/2024
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Fort Bend County Courthouse in RICHMOND, Texas, at the following location: At the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

LOT 1, BLOCK 1, OF CREEK TRACE AT CROSS CREEK RANCH, SECTION 5, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN PLAT NO. 20200099, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 2/10/2022 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2022022765, recorded on 2/17/2022, of the Real Property Records of Fort Bend County, Texas.
Property Address: 4323 WINDY OAKS DR FULSHEAR TX 77441

Trustor(s):	JUSTIN ANTHONY TIBBS, SR	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for NEXERA HOLDING, LLC DBA NEWFI LENDING, its successors and assigns
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Current Beneficiary:	Athene Annuity and Life Company	Loan Servicer:	Planet Home Lending, LLC
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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
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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T.S. #: 23-10192

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JUSTIN ANTHONY TIBBS, SR., A MARRIED MAN, ADJOINED HEREIN BY PRO FORMA HIS SPOUSE, TASHIKA TIBBS. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$607,993.00, executed by JUSTIN ANTHONY TIBBS, SR., A MARRIED MAN, ADJOINED HEREIN BY PRO FORMA HIS SPOUSE, TASHIKA TIBBS, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for NEXERA HOLDING, LLC DBA NEWFI LENDING, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JUSTIN ANTHONY TIBBS, SR., A MARRIED MAN, ADJOINED HEREIN BY PRO FORMA HIS SPOUSE, TASHIKA TIBBS to JUSTIN TIBBS SR. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

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

Athene Annuity and Life Company
c/o Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 7-22-24

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


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

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T.S. #: 23-10192

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

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 12, 2005 and recorded under Clerk's File No. 2005086677, in the real property records of FORT BEND County Texas, with Kelvin Hart, a married man & Silvia Hart, his spouse, signing pro forma to perfect lien only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for MILA, Inc., D/B/A Mortgage Investment Lending Associates, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kelvin Hart, a married man & Silvia Hart, his spouse, signing pro forma to perfect lien only securing payment of the indebtedness in the original principal amount of \$244,000.00 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 Kelvin Hart. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT 40, ON BLOCK 3 OF CINCO AT WILLOW FORK SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1858/A OF THE PLAT RECORDS OF THE FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/03/2024

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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



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

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

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

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

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

Executed on 07/22/2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-0868

Will Morphis
COUNTY CLERK
FORT BEND COUNTY TEXAS

2024 JUL 25 AM 10:23

FILED

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 125752-TX

Date: July 23, 2024

County where Real Property is Located: Fort Bend

ORIGINAL MORTGAGOR: DAVID A. SANDERS AND WIFE, MICHELE SANDERS

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

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

MORTGAGE SERVICER: FAY SERVICING, LLC

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, the foreclosure sale will be conducted in
Fort Bend County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER
PARTICIPATION TRUST II who is the Mortgagee of the Note and Deed of Trust associated with the above
referenced loan. FAY SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234



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

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

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

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

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

FILED
2024 JUL 25 AM 10:23
Jesse J. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/31/2011	Grantor(s)/Mortgagor(s): ADRIAN R CASTILLO, A SINGLE PERSON
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 2011087266	Property County: FORT BEND
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 9/3/2024	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT TWENTY-FIVE (25), IN BLOCK TWO (2), OF KINGSWAY, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 27, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 7/23/2024

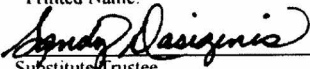


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: July 25, 2024

SANDY DASIGENIS

Printed Name:



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

FILED

2024 JUL 25 AM 10:23

Shirley R. Hulse
COUNTY CLERK
FORT BEND COUNTY TEXAS

MH File Number: TX-24-103431-POS
Loan Type: Conventional Residential

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NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT FIFTEEN (15), IN BLOCK ONE (1), CANDELA SEC 7, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20210228 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/14/2022 and recorded in Document 2022130733 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: 09/03/2024

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by YAN WANG AND KRIS WANG, provides that it secures the payment of the indebtedness in the original principal amount of \$300,871.00, 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 mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

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

Certificate of Posting

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

FILED
2024 JUL 25 AM 10:24
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

REGIONS MORTGAGE (UPN)
OMOBOYA, OLABODE K
21510 BEDIAS CREEK DR, RICHMOND, TX 77407

CONVENTIONAL
Firm File Number: 20-035714

FILED 32
2024 JUL 25 PM 2:07

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 24, 2014, OLABODE K OMOBOYA, AN UNMARRIED MAN, as Grantor, executed a Deed of Trust conveying to MALCOLM D. GIBSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR MORRISON HOME FUNDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of FORT BEND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2014041903, 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 3, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in FORT BEND COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT THIRTY(30), IN BLOCK ONE(1), OF LOST CREEK, SEC. 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20040146, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

Property Address: 21510 BEDIAS CREEK DR
RICHMOND, TX 77407
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE
6200 POPLAR AVENUE
MEMPHIS, TN 38119

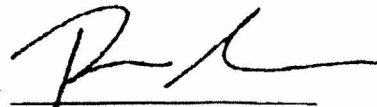
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

SUBSTITUTE TRUSTEE

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

WITNESS MY HAND this day June 28, 2024.

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

Facsimile No: (847) 879-4823
Attorneys for Regions Bank dba Regions Mortgage

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

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FILED

661284

2024 JUL 29 AM 8:33

Notice of Substitute Trustee Sale

T.S. #: 24-10448

Quinn Delgado
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

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

Date: 9/3/2024
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Fort Bend County Courthouse in RICHMOND, Texas, at the following location: At the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

SEE ATTACHED EXHIBIT "A"

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

Trustor(s):	JOEL DELGADO AND HERMELINDA DELGADO	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for CORNERSTONE MORTGAGE COMPANY, its successors and assigns
-------------	--	--------------------------	---

Current Beneficiary:	U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for LB-Igloo Series IV Trust	Loan Servicer:	Nationstar Mortgage, LLC
-------------------------	--	----------------	--------------------------

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

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

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T.S. #: 24-10448

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

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

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

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

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

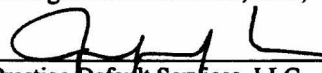
**U.S. Bank Trust National Association, not in its individual capacity
but solely as trustee for LB-Igloo Series IV Trust
c/o Nationstar Mortgage, LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
(888) 480-2432**

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T.S. #: 24-10448

Dated: 7-29-24

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



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

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

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T.S. #: 24-10448

EXHIBIT "A"

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

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

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

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

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

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

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

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

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

FILED

2024 JUL 30 PM 12: 39

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Mary Beth Spuck
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.

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

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

Borrower: Eric Lowry

Lender: Resource One Credit Union

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

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

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

Original Trustee: Mary Beth Spuck

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

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

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Sale Date: September 3, 2024, which is the first Tuesday of said month.

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

County: Fort Bend County, Texas.

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

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

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

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

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

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

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

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

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against the Lender, the Borrower, the Lender's attorney or the Substitute Trustee.

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

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

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

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

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

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EXECUTED on July 30, 2024.

SUBSTITUTE TRUSTEE

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

Russell Devenport, Substitute Trustee

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EXHIBIT A

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

which currently has the address of

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

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NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT 10, BLOCK 3, TEXANA PLANTATION, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN SLIDE NOS. 1624/A AND 1624/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/19/2020 and recorded in Document 2020021306 real property records of Fort Bend County, Texas.

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

Date: 09/03/2024

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by ABELARDO CHAVEZ AGUILAR AND KAREN SOFIA CHAVEZ CASTELLANOS, provides that it secures the payment of the indebtedness in the original principal amount of \$731,456.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-2 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-2 c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

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

FILED
2024 AUG -1 AM 10:00
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 07/23/2020
Grantor(s): SHAWNIKA WARD, UNMARRIED, SOLE OWNER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION,
ITS SUCCESSORS AND ASSIGNS
Original Principal: \$196,377.00
Recording Information: Instrument 2020094859
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 10035 LILAC CROFT LN, RICHMOND, TX 77406

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of September, 2024 ✓
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South
Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no
longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area
most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

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

FILED
2024 AUG - 1 AM 10:00
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

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

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

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

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

Certificate of Posting

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

By: _____

Exhibit "A"

LOT 17, BLOCK 1, IN CREEKSIDE RANCH SEC 12, A SUBDIVISION LOCATED IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 20190229 OF THE PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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

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FILED

2024 AUG -1 PM 2: 32

Notice of Substitute Trustee Sale

T.S. #: 24-11670

Quinn Richard
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

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

Date: **9/3/2024**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Fort Bend County Courthouse in RICHMOND, Texas, at the following location: At the Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, Texas 77471 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

LOT 15, BLOCK 1, OF CANDELA SEC 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210226, 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 11/18/2022 and is recorded in the office of the County Clerk of Fort Bend County, Texas, under County Clerk's File No 2022143476, recorded on 11/22/2022, of the Real Property Records of Fort Bend County, Texas.
Property Address: 26315 RISING LIGHT LN RICHMOND, TEXAS 77406

Trustor(s):	PING JIANG AND LEIGANG GU	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TOP ONE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Amwest Funding Corp	Loan Servicer:	AmWest Funding Corp
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Current Substituted Trustees:	Auction.com, Jeff Leva, Sandy Dasigenis, Megan Randle-Bender, Sabrina Palmer, Steve Leva, Megan L. Randle, Ebbie Murphy, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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T.S. #: 24-11670

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

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by PING JIANG, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND LEIGANG GU, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY. 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 \$390,800.00, executed by PING JIANG, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND LEIGANG GU, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TOP ONE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of PING JIANG, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND LEIGANG GU, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY to PING JIANG AND LEIGANG GU. Amwest Funding Corp is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

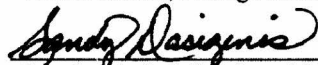
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

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

Amwest Funding Corp
6 Pointe Dr #300, Brea, CA 92821
(714) 831-3333

Dated: August 1, 2024

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



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

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T.S. #: 24-11670

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

FILED

C&M No. 44-24-00435/ FILE NOS

2024 AUG -8 AM 9:49

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Quita B. Hall
COUNTY CLERK
FORT BEND COUNTY TEXAS

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 18, 2022 and recorded under Clerk's File No. 2022013577, in the real property records of FORT BEND County Texas, with Tamara C Ferreira Kershner and Keaton C Kershner, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lennar Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tamara C Ferreira Kershner and Keaton C Kershner, wife and husband securing payment of the indebtedness in the original principal amount of \$284,000.00 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 Tamara C Ferreira Kershner. 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 32, BLOCK 2, MCCRARY MEADOWS SEC 7, A SUBDIVISION LOCATED IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200152, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/03/2024

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

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

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

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

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

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

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

Executed on August 2, 2024.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-00435

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2501 Avenue G, Rosenberg, TX 77471

24-028334

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: 09/03/2024

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 20, 1999 and recorded in the real property records of Fort Bend County, TX and is recorded under Clerk's Instrument No. 1999083424 with Vincent I. Cisneros and Mary Cisneros (grantor(s)) and Norwest Mortgage, Inc. dba Directors Acceptance mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Vincent I. Cisneros and Mary Cisneros, securing the payment of the indebtedness in the original amount of \$36,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMorgan Chase Bank, National Association the successor in interest from the FDIC as Receiver of Washington Mutual Bank is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 9, BLOCK 5, WARD-WADDELL ADDITION TO THE CITY OF ROSENBERG, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 10A, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

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FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS



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

JPMorgan Chase Bank, National Association the successor in interest from the FDIC as Receiver of Washington Mutual Bank
3476 Stateview Blvd
Fort Mill, SC 29715

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Jeff Leva, Sandy Dasigenis, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

August 7, 2024

Executed on



James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

August 8, 2024

Executed on



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

CERTIFICATE OF POSTING

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

Declarants Name: _____

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 04/25/2006
Grantor(s): MARGARET HILL
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$103,200.00
Recording Information: Instrument 2006053222
Property County: Fort Bend
Property: (See Attached Exhibit "A")
Reported Address: 3214 OYSTER COVE DR, MISSOURI CITY, TX 77459-3023

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 BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-21CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-21CB

Mortgage Servicer: Shellpoint Mortgage Servicing

Current Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-21CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-21CB

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of September, 2024 ✓
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South Rosenberg, Texas 77471 in Fort Bend County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fort Bend County Commissioner's Court, at the area most recently designated by the Fort Bend County Commissioner's Court.

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

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

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

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

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

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

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FORT BEND COUNTY CLERK
JAMES R. HALL

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

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

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

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

Certificate of Posting

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

By: _____

Exhibit "A"

LOT 29, BLOCK 1 OF QUAIL VALLEY, THUNDERBIRD WEST, SECTION TWO (2), AN ADDITION FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 6, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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WHEREAS, by that one certain Deed of Trust dated January 19, 2022, recorded under Document No. 2022010576 in the Official Public Records of Fort Bend County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Warren Malcom Depriest Sanders and Yesica Sanders (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated January 19, 2022, in the original principal sum of \$389,085.00 executed by Warren Malcom D. Sanders and made payable to the order of InterLinc Mortgage Services, LLC (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, TDECU acquired the Note and Deed of Trust by Assignment dated March 21, 2022, recorded under Document No. 2022045780 in the Official Public Records of Fort Bend County, Texas; and

WHEREAS, Texas Dow Employees Credit Union ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from Warren Malcom D. Sanders and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, James L. Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Fort Bend County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as

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Fort Bend County, Texas

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stated below), and after having filed this Notice in the Foreclosure Records of Fort Bend County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the area in front of the east door of the Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, Fort Bend County, Texas 77471 or as designated by the County Commissioners Court, at 1:00 pm (at the earliest), or within three (3) hours thereafter, on September 3, 2024, that being the first Tuesday of that month.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Ste. 1800, San Antonio, Texas 78205.

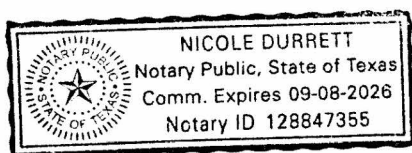
Executed in multiple originals on this 8th day of August, 2024.



James L. Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Substitute Trustee, 6700 N. New Braunfels Avenue, San Antonio, Texas 78209

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 8th day of August, 2024, by James L. Hollerbach, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva or Patricia Poston, Substitute Trustee, on behalf of said Trust.





Notary Public, State of Texas

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PROPERTY DESCRIPTION

Lot 29, Block 3, of Candela Sec 3, a Subdivision in Fort Bend County, Texas, according to Plat thereof recorded under Instrument No. 20200199, Plat Records, Fort Bend County, Texas.

EXHIBIT "A"

116336.000132 4880-9378-4533.1

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/20/2007	Grantor(s)/Mortgagor(s): EARL A TENNYSON, A MARRIED PERSON AND ANGELA TENNYSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9
Recorded in: Volume: N/A Page: N/A Instrument No: 2007069820	Property County: FORT BEND
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 9/3/2024	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 96, IN BLOCK 7 OF HUNTERS GLEN, SECTION FOUR (4), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 26, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 8/2/2024

Dated: 8/8/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

SANDY DASIGENIS

Printed Name:



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

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COUNTY CLERK
FORT BEND COUNTY TEXAS

MH File Number: TX-18-66955-HE
Loan Type: Conventional Residential

FILED

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24-226305

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: October 22, 2021	Original Mortgagor/Grantor: CARLA S. AGUILAR
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"). AS BENEFICIARY, AS NOMINEE FOR CMC HOME LENDING ., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: N/A. Page: N/A. Instrument No: 2021178227	Property County: FORT BEND
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

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

Secures: Note in the original principal amount of \$321,041.00, executed by CARLA S. AGUILAR and payable to the order of Lender.

Property Address/Mailing Address: 20414 WINDCREST COLON, RICHMOND, TX 77407

Legal Description of Property to be Sold: LOT THIRTEEN (13), BLOCK THREE (3) OF GRAND MISSION ESTATES SEC. 24, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20190032 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. MAP & DOCS MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20190032 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

Date of Sale: September 03, 2024.

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, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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

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

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

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



SUBSTITUTE TRUSTEE

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

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

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

August 8, 2024

FILED

not

Receipt

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STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

Alvin D. [Signature]
COUNTY CLERK
FORT BEND COUNTY TEXAS

DEED OF TRUST ("Deed of Trust"):

Dated: April 18, 2023
Grantor: NASEEM PANJWANI
Trustee: Loan T. Tran
Lender: CUONG VO and OANH VO
Recorded in: Official Public Records of Real Property of FORT BEND County Texas under file No. 2023038846
Property: Lot Six (6), in Block Four (4) of Mission Trace, Section Four (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Plat Number 2014011, of the Plat Records of Fort Bend County, Texas; MORE COMMONLY KNOWN AS 9403 Limestone Ranch Lane, Richmond, TX 77407
Secures: Promissory Note executed April 18, 2023 ("Note") in the original principal amount of \$350,000.00, executed by NASEEM PANJWANI ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
Substitute Trustee(s): Vo & Pham Law Firm PLLC and Loan T. Tran
10300 Westoffice Dr., Ste 101, Houston, TX 77042

FORECLOSURE SALE:

Date: Tuesday, September 3, 2024 ✓
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.**
Place: **Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South, Rosenberg, TX 77471 or as designated by the County Commissioner's Court.**
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**

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WHEREAS a default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, present owner and holder of the Note, has appointed Vo & Pham Law Firm PLLC and Loan T. Tran as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust, to succeed to all the rights, powers, privileges vested in the Original Trustee under the Deed of Trust.

WHEREAS Lender has requested Substitute Trustee to sell the property.

NOW, THEREFORE NOTICE IS HEREBY GIVEN that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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

/s/Khanh T. Vo

Khanh T. Vo

Attorney for Lender

State Bar No.: 24086871

kvo@vophamlaw.com

10300 Westoffice Dr., Ste 101, Houston, Texas 77042

Phone: 713-271-8886

Fax: 713-271-8897

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NOTICE OF FORECLOSURE SALE

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

The Instrument to be foreclosed is a **SECOND LIEN**, the Deed of Trust to Secure Assumption executed by Alice Gee ("Grantor"), dated February 1, 2021, and recorded in Document CLERK'S FILE NO. 2021036929 ("DOTSA").

2. Obligations Secured.

The Grantor of the DOTSA agreed to perform all the covenants of a **FIRST LIEN**, the Note and Deed of Trust from Mortgage Electronic Registrations Systems Inc. (MERS) as nominee Truist Bank ("BB&T now Truist" or "BB&T") ("Lender") its successor and assigns, dated March 5, 2020 and recorded in Document CLERK'S FILE NO 2020030431 (and as modified by modification agreements CLERK'S FILE NO 2023008800, CLERK'S FILE NO 2023090369, and CLERK'S FILE NO 2024021534), and in the absence of performance, to reimburse the Beneficiary of the DOTSA for any and all advancements made by the Beneficiary under the DOTSA. ("Obligation Secured").

3. Default and Request to Act.

Default has occurred under the DOTSA by the Grantor failing to reimburse the Beneficiary for Advancements made, and the Beneficiary of the DOTSA has requested the Substitute Trustee named herein to conduct this sale. Notice is given that before the sale, the Beneficiary of the DOTSA may appoint another person or persons as substitute trustee to conduct the sale.

4. Type of Sale

The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the DOTSA.

5. Property to be Sold:

Property (including any improvements) Lot 10, in Block 2, of amending Plat, Replat of Edgewater Section 2, Restricted Reserves "G" and "H," a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in slide No. 1403/A, Map and/or Plat Records of Fort Bend County, Texas, and informally known as 3119 Waters Way Drive, Sugar Land, TX 77478 ("Property").

6. Terms of Sale:

THE SALE WILL BE MADE EXPRESSLY SUBJECT TO ANY TITLE MATTERS SET FORTH IN THE DOTSA, 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 DOTSA, SPECIFICALLY, INCLUDING THE OBLIGATIONS SECURED. PROSPECTIVE BIDDERS ARE STRONGLY URGED TO EXAMINE THE APPLICABLE PROPERTY RECORDS TO DETERMINE THE NATURE AND EXTENT OF SUCH MATTERS, IF ANY.

THE PROPERTY IS SOLD AS IS, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTIES OF TITLE, IF ANY, PROVIDED FOR UNDER THE DOTSA.

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NOTICE OF FORECLOSURE SALE

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the DOTSA permitting the Beneficiary thereunder to have the bid credited to the note up to the amount of the unreimbursed advancements secured by the DOTSA at the time of sale, including interest and attorney fees. Those desiring to purchase the Property will need to each demonstrate their ability to pay cash on the day the Property is sold.

7. Substitute Trustee(s) Appointed to Conduct Sale.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE BENEFICIARY UNDER THE DOTSA

WHEREAS, in his capacity as Beneficiary of the DOTSA, and pursuant to Section 51.0076 of the Texas Property Code, BENEFICIARY HEREBY APPOINTS AND DESIGNATES Jeff Leva and Sandy Dasigenis as Substitute Trustees to act under and by virtue of the DOTSA. The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Foreclosure Network of Texas
10406 Rockley Road
Houston, TX 77099
Phone: 281-561-5038

8. Date, Time, and Place of Sale


Date: September 3, 2024

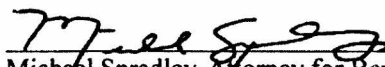
Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, TX 77471, or as designated by the Fort Bend County Commissioner's Court.

The DOTSA permits the Beneficiary 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 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 post and filing requirements of the Texas Property code. Such reposting or reffing may be after the date originally scheduled for this sale.

Executed on this 22nd of July 2024


Robert Leonard Pham, Beneficiary


Michael Spradley, Attorney for Beneficiary
11011 Richmond Ave, Ste 178
Houston, TX 77042
713-728-3687

CERTIFICATE OF POSTING

I, _____, whose address is c/o Foreclosure Network of Texas, 10406 Rockley Road, Houston, TX 77099. I declare under 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 Commissioner Court.

Substitute Trustee

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/11/2014	Grantor(s)/Mortgagor(s): MERCY GRANT, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR STEARNS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: NewRez LLC dba Shellpoint Mortgage Servicing
Recorded in: Volume: N/A Page: N/A Instrument No: 2014074681	Property County: FORT BEND
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 9/3/2024	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Fort Bend County Fairgrounds - 4310 Texas 36 South, Rosenberg, TX, 77471 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT THIRTY-FOUR (34), IN BLOCK ONE (1), OF ALIANA, SECTION TWO (2) REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO. 20080198 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 8/9/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: August 12, 2024

SANDY DASIGENIS

Printed Name:



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

MH File Number: TX-19-71409-POS
Loan Type: Conventional Residential

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FILED
2024 AUG 12 AM 10:13
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS this Notice of Substitute Trustee's Sale pertains to the following:

GRANTOR: TXREAF1002, LLC

BORROWER: TXREAF1002, LLC

PROPERTY:

Property (including any improvements):

Tract 1:

The Southeast 15.85 feet of Lots One (1) and Two (2), in Block No. Fourteen (14) of DAVE FIELDS SECOND ADDITION to the Town of Richmond, Fort Bend County, Texas, a part of the William Morton Labor, according to map of said addition which is of record in the Office of the County Clerk of Fort Bend County, Texas, in Volume 234, Page 227 of the Deed Records of Fort Bend County, Texas. Commonly known as 508 N. 8th St., Richmond, TX 77469.

Tract 2:

Lots Twenty (20) and Twenty-One (21), in Block No. Fourteen (14) of DAVE FIELDS SECOND ADDITION to the Town of Richmond, Fort Bend County, Texas, a part of the William Morton Labor, according to map of said addition which is of record in the Office of the County Clerk of Fort Bend County, Texas, in Volume 234, Page 227 of the Deed Records of Fort Bend County, Texas. Commonly known as 500 N. 8th St., Richmond, TX 77469.

Tract 3:

All of Lot Fifteen (15), in Block No. Fourteen (14), DAVE FIELDS SECOND ADDITION to the Town of Richmond, Fort Bend County, Texas, a part of the William Morton Labor, Abstract 63, according to map of said addition which is of record in the Office of the County Clerk of Fort Bend County, Texas, in Volume 234 Page 227 of the Deed Records of Fort Bend County, Texas. Commonly known as 610 Maiden Ln, Richmond, TX 77469.

Tract 4:

Lot Four (4), in Block Two (2), of the DAVE FIELDS ADDITION to the City of Richmond, Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 230, Page 266 of the Deed Records of Fort Bend County, Texas. Commonly known as 904 Fields St., Richmond, TX 77469.

Tract 5:

Lot Three (3), in Block Two (2), of the DAVE FIELDS ADDITION to the City of Richmond, Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 230, Page 266 of the Deed Records of Fort Bend County, Texas. Commonly known as 906 Fields St., Richmond, TX 77469.

NOTE: Promissory Note dated as of July 7, 2022 (the "Note")

NOTEHOLDER: Quest Trust Company FBO Barbara Griffin BENE IRA# 2944481, Beneficiary of William Griffin and Barbara L. Griffin IRA# 2944411

QUEST TRUST COMPANY
FORT BEND COUNTY, TEXAS

2024 AUG 12 AM 10:13

FILED

DEED OF TRUST: Executed by TXREAF1002, LLC to Doc Prep 911 Trustee on behalf of Quest Trust Company FBO Barbara Griffin BENE IRA# 2944481, Beneficiary of William Griffin and Barbara L. Griffin IRA# 2944411 dated July 7, 2022 and recorded at Instrument No. RP-2022-091319 in Ft. Bend County, Texas

SUB TRUSTEE(S): Mr. Jason D. Kraus, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston.

Note Payable

WHEREAS, the Note is in default, has been accelerated and is now entirely due and payable, and the Noteholder has requested that the undersigned act as trustee and sell the Property at public auction and apply the proceeds pursuant to the terms of the Deed of Trust;

Notice of Foreclosure Sale

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **September 3, 2024**, a foreclosure sale of the property will be conducted in Ft. Bend County, Texas at the following location Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South, Rosenberg, TX 77471 or if unavailable, alternatively being the area designated by Ft. Bend County Commissioners' Court as the place where foreclosure sales are to take place. The sale will be conducted no earlier than 1:00 p.m. and will be concluded within three hours of said starting time.

Appointment of Substitute Trustee

The Deed of Trust allows Lender to appoint a substitute Trustee to be recorded in the official public records of the county in which the Property is located. Lender appoints Mr. Jason D. Kraus, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Amar Sood or Patricia Poston as Substitute Trustee for Doc Prep 911 to act under and by virtue of the Deed of Trust and requests such substitute trustee to foreclose the lien of the deed of trust against the collateral pledged therein.

Terms of Sale

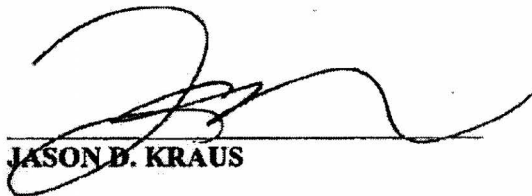
Sale of the Property will be to the highest bidder for cash or cashier's check. The purchase price must be paid without delay. Should a bidder fail to fulfill the cash or cashier's check requirement, or to make payment without delay, then such bid may, at the discretion of the Trustee, be declared void, and the bidding will be reopened and continued until a bidder who complies with all requirements is found. The Trustee shall be the sole determiner of all procedures used to sale and shall be the

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sole determiner of the validity and sufficiency of all bids and all other issues that may arise in connection with the bidding process, including the requirement that payment be made without delay.

Property to be Conveyed "As Is"

The Property will be sold "as is," in its present condition, with all faults, and without representations or warranties, express or implied. The conveyance will be by Substitute Trustee's Deed made subject to all matters of record.

Signed on August 8, 2024 and posted on August ____, 2024.



A handwritten signature in black ink, appearing to read 'Jason B. Kraus', is written over a horizontal line.

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.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 28th day of September, 2021, Zulficar Sadruddin Momin (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Snap Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Snap Alpha, LLC; and

WHEREAS, Snap Alpha, LLC is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of September, 2024, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the north area of the Fort Bend County Fairgrounds, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. LOT 1, BLOCK 1, OF VERANDA, SECTION THIRTY-THREE (33), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 20200254 OF THE PLAT RECRODRS OF FORT BEND COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 12th day of August, 2024.

ADDRESS OF SUBSTITUTE TRUSTEE:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Snap Alpha, LLC
16107 Kensington Drive #220
Sugar Land, TX 77479

By: *Sandy Dasigenis*
SANDY DASIGENIS, Substitute Trustee

FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

2024 AUG 12 AM 10:13

FILED

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 24th day of May, 2018, Jose Barbosa (the "Grantor"), executed a Deed of Trust conveying to Brandon L. Collins, Trustee, the Property hereinafter described, to secure Snap Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Snap Alpha, LLC; and

WHEREAS, Snap Alpha, LLC is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of September, 2024, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the north area of the Fort Bend County Fairgrounds, where the Commissioners Court has designated such sales to take place. The building is located at 4310 Highway 36 South, Rosenberg, Texas 77471.

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

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

Said Property is described as follows:

1. RESTRICTED RESERVE 'A', IN BLOCK 1 OF BLUE RIDGE TERRACE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070077 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 12th day of August, 2024.

ADDRESS OF SUBSTITUTE TRUSTEE:

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

Return to:
Snap Alpha, LLC
16107 Kensington Drive #220
Sugar Land, TX 77479

By:

Sandy Dasigenis

SANDY DASIGENIS, Substitute Trustee

2024 AUG 12 AM 10:13
COUNTY CLERK
FORT BEND COUNTY TEXAS

FILED

473451
4523 Nexus Road
Houston, Texas 77053

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

FORT BEND COUNTY TEXAS
COUNTY CLERK
Quinn R. Williams

2024 AUG 12 AM 10:12

FILED

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

WHEREAS, on August 30, 2018, Carlos Conejo-Gutierrez, single man executed a Deed of Trust conveying to North O. West, Trustee, the real property hereinafter described, to secure First National Bank of America, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. 2018099682, Official Public Records of Fort Bend County, Texas.

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

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Jeff Leva or Sandy Dasigenis or Steve Leva or Nicole Durrett or David Garvin, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 3, 2024, at 1:00 o'clock p.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Richmond, Fort Bend County, Texas.

Said real property is described as follows:

Lot Five (5), Block One (1), of CLARKE SPRINGS, SECTION THREE (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded as Plat No. 20040092, of the Plat Records of Fort Bend County, Texas.

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

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

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

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

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

The Substitute Trustee's address is c/o WEST & WEST, GREER & ESTORGA, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 12 day of August 2024.



MATTHEW D. JOHNSON
State Bar No. 24098890
DEAN W. GREER
State Bar No. 08414100
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
WEST & WEST, GREER & ESTORGA
2929 Mossrock, Suite 204
San Antonio, Texas 78230

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **GUILLERMO ALANIS**, dated November 23, 2021, and duly filed for record on December 7, 2021, in the Office of the County Clerk of Fort Bend County, Texas under Fort Bend County Clerk's File No. 2021202258 of the Official Public Records of Fort Bend County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Fort Bend County, Texas, to-wit:

Lot Nine (9) of BARNHILL'S REPLAT OF LOTS 9 TO 16, in Block "B", and part of Block "C", a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Volume 324, page 473 of the Map and/or Plat Records of Fort Bend County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

**Jeff Leva
Sandy Dasigenis
Megan L. Randle
Ebbie Murphy
Wayne Daughtrey
Steve Leva, or
Nicole Durrett**

FILED
2024 AUG 12 AM 10:12
FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS
cc

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

SEPTEMBER 3, 2024 /

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:



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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refileing may be after the date originally scheduled for this sale.

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

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

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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



Jeff Leva
Sandy Dasigenis
Megan L. Randle
Ebbie Murphy
Wayne Daughtrey
Steve Leva, or
Nicole Durrett
Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

FILED

NOTICE OF TRUSTEE'S SALE

2024 AUG 12 PM 2:02

Bye
Receipt
11/10/24 52

Date: August 12, 2024

Lien for Unpaid Assessments


COUNTY CLERK
FORT BEND COUNTY TEXAS

Owner(s): **RICCI B. GUAJARDO AND VIRGINIA B. GUAJARDO**

Property: LOT TWENTY-FOUR (24), IN BLOCK ONE (1), OF ROSE RANCH, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20050010, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **5903 YAUPON RIDGE DRIVE, RICHMOND, TEXAS 77469** (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded on April 21, 2005 under County Clerk's File No. 2005045839, with all amendments and/or supplements thereto, in the Official Real Property Records of Fort Bend County, Texas, ROSE RANCH HOMEOWNERS ASSOCIATION, INC. (the "Association") has the right to foreclose its lien by non-judicial foreclosure pursuant to the power of sale created on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, TX 77479.

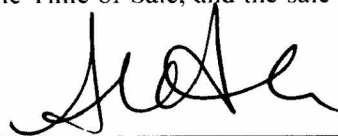
Date of Sale: (first Tuesday of month) Tuesday, **September 3, 2024.**

Time of Sale: No earlier than 11:00 AM and no later than 2:00 PM.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas, 77471 or as designated by the County Commissioners Court.

RICCI B. GUAJARDO AND VIRGINIA B. GUAJARDO, upon property owned by them and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for Rose Ranch Homeowners Association, Inc.

NOTICE OF TRUSTEE'S SALE

Date: August 1, 2024

Lien for Unpaid Assessments

Owner(s): **TIMOTHY E. FORD**

Property: UNIT THREE (3), IN BUILDING NINETEEN (19), OF REPLAT OF QUAIL VALLEY TOWNHOMES SECTION TWO (2), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGE 11 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **2823 CAMBRIDGE LANE, MISSOURI CITY, TEXAS 77459**, (the "PROPERTY").

FILED

2024 AUG 12 PM 2:03

[Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File Number 220889, Volume 583, Page 293 et seq. and filed on February 2, 1973 in the Official Public Records of Fort Bend County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), THE QUAIL VALLEY TOWNHOME CORPORATION ("the Association") the Association has been granted a maintenance assessment lien and power of sale on certain property situated in Fort Bend County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) Tuesday, **September 3, 2024.** ✓

Time of Sale: No earlier than 11:00 AM and no later than 2:00 PM.

Place of Sale: Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 or as designated by the County Commissioners Court.

TIMOTHY E. FORD upon property owned by him and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. Furthermore, overage, if any, will be paid to the Homeowner. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

[Signature]
Sarah B. Gerdes, Trustee for The Quail Valley Townhome Corporation

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FILED

Rmk

2024 AUG 13 AM 9:24

Jason A. Bordner and Patricia R. Bordner, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

Serge Bougang Kamgang
5823 Krisford Ct. Sugar Land, TX 77479

Sent via first class mail and CMRR # 9489 0178 9820 3031 7030 82 on 08.13.2024

Cheryl R. ...
COUNTY CLERK
FORT BEND COUNTY TEXAS

Serge Bougang Kamgang
7070 Knights Court Missouri City, TX 77459

Sent via first class mail and CMRR # 9489 0178 9820 3031 7034 95 on 08.13.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Serge Bougang Kamgang and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Fort Bend County, Texas and is recorded under Clerk's File/Instrument Number 2023014360, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of September, 2024

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

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

2. Property to be Sold:

Condominium Unit Number 1303, in Building 13, and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of 7070 KNIGHTS COURT, A CONDOMINIUM, a Condominium Project in Fort Bend County, Texas, as fully described in and as located, delineated and as defined in the

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Condominium Declaration for 7070 KNIGHTS COURT, A CONDOMINIUM, together with the survey plat, by-laws and exhibits attached thereto, recorded under Fort Bend County Clerk's File No(s). 2019134625 and 2022111003

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

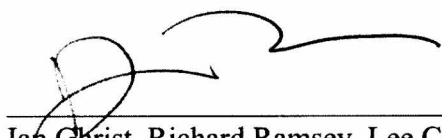
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



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

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E Teal Estates Trust, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED

2024 AUG 13 AM 9:24

Leonard Rucker
410 E Teal Estates Circle, Fresno, TX 77545
Sent via first class mail and CMRR # 9489 0178 9820 3031 7031 05 on 08.13.2024

Alvin Rucker
COUNTY CLERK
FORT BEND COUNTY TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS Leonard Rucker and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Fort Bend County, Texas and is recorded under Clerk's File/Instrument Number 2024053437, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of September, 2024

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

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

2. Property to be Sold:

LOT 1, IN BLOCK 3, OF ESTATES OF TEAL RUN, SECTION 5, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20040105 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

3. Name and Address of Sender of Notice:

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

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

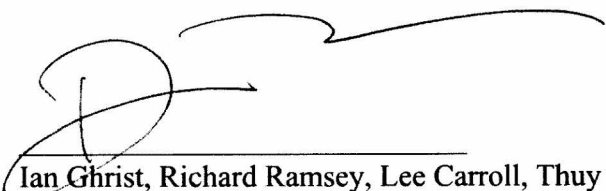
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



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

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EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

Being a 1.960 acre tract of land out of the Tidwell Tract, Ltd. called 15.432 acres described as Tract II in General Warranty Deed filed under Fort Bend County Clerk's File No. 2009048080, in the Eugene Wheat Survey, Abstract No. 396, City of Rosenberg, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a capped iron rod stamped "L.JA" found in the southwest right-of-way line of Bryan Road (60 feet wide) and marking the north corner of said Tidwell Tract, Ltd. called 15.432 acre tract and being the north corner of and place of beginning for this tract;

THENCE South 67 deg. 47 min. 27 sec. East, along said southwest right-of-way line of Bryan Road, 345.0 feet to a point marking the east corner of this tract, said point bears North 67 deg. 47 min. 27 sec. West, 845.06 feet from the east corner of said Tidwell Tract, Ltd;

THENCE South 22 deg. 12 min. 33 sec. West, 319.91 feet to a point marking the south corner of this tract;

THENCE North 67 deg. 48 min. 19 sec. West, along a southwest line of said Tidwell Tract, Ltd., 245.0 feet to a point marking the southerly west corner of this tract;

THENCE North 22 deg. 12 min. 33 sec. East, 249.97 feet to a point marking a re-entrant corner of this tract;

THENCE North 67 deg. 47 min. 33 sec. West, 100.0 feet to a point marking the northerly west corner of this tract;

THENCE North 22 deg. 12 min. 33 sec. East, along the southeast line of Rose Ranch Blvd., 70.0 feet to the place of beginning and containing 1.960 acres of land, more or less, together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;

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All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

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NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 12/14/2023
Grantor(s): Wilmer A. Lainez Castillo and Deby Katherine Lainez
Mortgagee: 2011 SWE Homes, LLC, a Texas Limited Liability Company
Recorded in: Clerk's File No. 2024014818
Property County: Fort Bend County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas, being more particularly described as Lot Thirty-seven (37), Block Seven (7) of Ridgemont Section One (1), an addition to the City of Houston, Fort Bend County, Texas, according to the plat thereof recorded in Volume 6, Page 14 of the Plat Records, Fort Bend County, Texas (more particularly described in the Loan Documents).

Date of Sale: 9/3/2024
Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: The Fort Bend County Fairgrounds-Building C, 4310 Highway 36 South Rosenberg, TX 77471

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

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

ACTIVE MILITARY SERVICE NOTICE

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

FORT BEND COUNTY CLERK
FORT BEND COUNTY TEXAS

2024 AUG 13 AM 11:13

FILED

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The Mortgagee, whose address is:

2011 SWE Homes, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 8/13/2024



Sandy Dasigenis or Jeff Leva or
Steve Leva or Nicole Durrett or
Amar Sood or Patricia Poston or
Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Rinki
Shah or Theresa Phillips or David
Cerdeja or Jose Martinez or Mark
Laffaye or Alexander Lawson or
Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

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NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 5/20/2022
Grantor(s): Jacqueline Acosta Montano
Mortgagee: 400 Westmoreland, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2022091702
Property County: Fort Bend County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Fort Bend County, Texas being more particularly described as LOT FIFTY-THREE (53), IN BLOCK ONE (1) OF GREATWOOD GREEN, AN ADDITION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1335/B, 1336/A OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS. (more particularly described in the Loan Documents).

Date of Sale: 9/3/2024

Earliest Time Sale Will Begin: 1:00 P.M.

Place of Sale of Property: Designated area at the Fort Bend County Fairgrounds – Building C, 4310 Highway 36 South Rosenberg, Texas 77471, or as further designated by the County Commissioner

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

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

ACTIVE MILITARY SERVICE NOTICE

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

FORT BEND COUNTY CLERK
JACQUELINE ACOSTA MONTANO

2024 AUG 13 AM 11:13

FILED

56

The Mortgagee, whose address is:

400 Westmoreland, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 8/13/2024



**Sandy Dasigenis or Jeff Leva or
Steve Leva or Nicole Durrett or
Amar Sood or Patricia Poston or
Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Rinki
Shah or Theresa Phillips or David
Cerdeja or Jose Martinez or Mark
Laffaye or Alexander Lawson or
Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

For County Recorder's Use:

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FILED *Rmk*

2024 AUG 13 AM 11:45

After recording, return to:

Kendrick A. James, PC
2000 Bering Dr., Suite 650
Houston, Texas 77057

Anna P. [Signature]
COUNTY CLERK
FORT BEND COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

EFFECTIVE DATE: August 13, 2024

SUBSTITUTE TRUSTEE: KENDRICK A, JAMES

SUBSTITUTE TRUSTEE's ADDRESS: 2000 Bering Dr., Suite 650, Houston, Texas 77057

SENDER of Notice: KENDRICK A, JAMES

ADDRESS for SENDER of Notice: 2000 Bering Dr., Suite 650, Houston, Texas 77057

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

Loan: Loan evidenced by Promissory Note dated December 10, 2020, in the original principal amount of \$4,800,000.00 (as modified to date, the "Note"), executed by Rose Ranch, LLC, a Texas limited liability company, and originally payable to Rockafellow Investments, LLC

BORROWER: Rose Ranch, LLC, a Texas limited liability company

LENDER: C2R CAPITAL MANAGEMENT, LLC, a Texas limited liability company, as successor to MR TR Property, LP, as successor to Rockafellow Investments, LLC

SECURED BY (Liens): Deed of Trust dated December 10, 2020 (as modified to date, "Deed of Trust"), duly recorded under Fort Bend County Clerk's File No. 2020176455. 59

DATE AND TIME OF SALE OF PROPERTY: (first Tuesday of month, and the earliest time the sale will begin is 10:00 a.m., but not later than 1:00 p.m.): **September 3, 2024** ✓

PLACE OF SALE OF PROPERTY (including county): At such area at the courthouse as designated by Fort Bend County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Substitute Trustee's Sale was posted in Fort Bend County, Texas

PROPERTY: See Exhibit "A" attached hereto and made a part hereof for all purposes.

Because of default in performance of the obligations of the Note, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

KENDRICK A. JAMES, P.C.

By: 

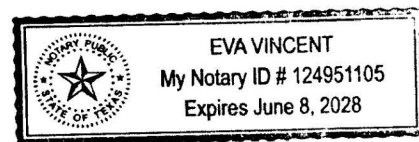
Kendrick A. James
2000 Bering Dr., Suite 650
Houston, Texas 77057
713-600-5080

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 13th day of August, 2024, by Kendrick A. James.

Witness my hand and official seal


(SIGNATURE OF NOTARY)



(SEAL)

EXHIBIT "A"

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A Field Note Description of 202.269 Acres. of Land, being the Rose Ranch, LLC Tract out of the Call 202.322 Acre Tract (FBC 2004078845) (See also Call 170.398 Acre Tract and 31.953 Acre Tracts recorded in FBC 2010095822), being in the B.B.B. & C. Railroad Company Survey, Section No. 5, Abstract 129 the S.B. Pentecost Survey, Abstract 362, the S.B. Pentecost Survey, Abstract 378 and the Eugene Wheat Survey, Abstract 396, Fort Bend County, Texas.

Beginning at a point in the Southwest right-of-way line of Bryan Road (60 feet wide) marking the Northeast corner of PARK PLACE SUBDIVISION (Slide No. 1263B, Fort Bend County Plat Records) also marking the Northwest corner of the call 36.848 Acre Tract and 202.322 (202.351) Acre Tract (FBC 2004078845); said corner marking the Northwest corner of and place of beginning for this tract;

THENCE, South 67deg.47'27" East, along said Southwest right-of-way line of Bryan Road (60 feet wide), 1477.04 feet to a capped iron rod stamped "LJA" found marking the Northerly Northeast corner of this tract;

THENCE, South 22deg.12'33" West, 320.0 feet to a capped iron rod stamped "LJA" found for a re-entrant corner of this tract;

THENCE, South 67deg.48'19" East, along the South line of the Tidwell Tract, Ltd. call 14.858 Acre Tract (FBC 2009048080), 599.03 feet to a capped iron rod stamped "LJA" for corner;

THENCE, South 22deg.23'57" West. 494.23 feet along the Southerly West line of said Tidwell Tract, Ltd. to a 5/8 inch iron rod found for corner;

THENCE, South 67deg.48'04" East, 590.01 feet along the Easterly South line of said Tidwell Tract, Ltd. to a 5/8 inch iron rod found having Texas State Plane Coordinates, South Central Zone of N 13751624.06 and E 3000757.53 for the Easterly Northeast corner of this tract;

THENCE, Southerly along the Westerly right-of-way line of State Farm Market Road No. 2977 (Minnonite Road) with the following courses and distances:

South 22deg.23'44" West, 316.64 feet to a TexDot Broken concrete monument found for angle point;

South 23deg.15'44" West, 693.25 feet to concrete monument found for point of curve to the left;
(found 5/8 inch iron rod 1.0 foot Northeast);

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Along curve to the left with Delta=18deg.55'47", Radius=1228.21 feet, Length=405.79 feet and
Chord=South 12deg.47'01" West, 403.94 feet to a 5/8 inch iron rod found;

South 03deg.18'38" West, 628.92 feet to a 1/2 inch iron rod found marking the Southeast corner of
this tract; said point also marks the Northeast corner of the Poarch/Swinbank, LLC call 219.642 Acre
Tract (FBC 2016006598);

THENCE, North 86deg.40'28" West, 1367.25 feet to a capped 5/8 inch iron rod stamped
"1535-4035" set for angle point;

THENCE, North 47deg.32'35" West, at 943.39 feet pass capped 5/8 inch iron rod stamped
"1535-4035" found, at 1378.69 feet pass another capped 5/8 inch iron rod stamped "1535-4035"
found, in all 1443.69 feet to a capped 5/8 inch iron rod stamped "1535-4035" set for corner;

THENCE, South 42deg.28'42" West, 202.41 feet to a 1/2 inch iron rod found marking the East
corner of said call 117.374 Acre Tract

THENCE, North 47deg.33'59" West, 1550.28 feet to a capped iron rod stamped "LJA" found
marking a re-entrant corner of this tract;

THENCE, South 42deg.26'54" West, 1389.89 feet to a capped iron rod stamped "LJA" found
marking the Southerly South corner of this tract;

THENCE, North 47deg.32'46" West, 214.16 feet to a 5/8 inch iron rod found marking the
Southerly West corner of this tract;

THENCE, North 42deg.25'13" East, 1168.96 feet to a 1/2 inch iron rod found for angle point;

THENCE, North 42deg.25'49" East, 220.8 feet to a 1/2 inch iron rod found for angle point;

THENCE, North 42deg.32'31" East, 468.22 feet to a 5/8 inch iron rod found marking the West
corner of said **PARK PLACE SOUTHWEST, SECTION 1** for corner;

THENCE, South 47deg.31'22" East, 879.86 feet to a 1/2 inch iron rod found marking the South
corner of said **PARK PLACE SOUTHWEST, SECTION 1**;

THENCE, North 42deg.26'19" East, 1346.22 feet to a 5/8 inch iron rod for angle point;

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THENCE, North 22 deg.13'56" East, 922.59 feet to a 5/8 inch iron rod found marking the Northeast corner of Lot No. 2, Block No. 2 of PARKPLACE SOUTHWEST, SECTION 1

(Slide No. 1263B, Plat Records) and Northwest corner of RESTRICTED RESERVE "A." OF ROSE RANCH, SECTION ONE (FBC 20050010); in all 942.59 feet to the place of beginning and containing 202.269 Acres of Land, including the 31.953 Acre ROSE RANCH, SECTION ONE lots (FBC 20050010) and a portion of Rose Ranch Boulevard and ROSE RANCH BOULEVARD, PHASE II AND RECREATION CENTER (.FBC 20080053) and RESTRICTED RESERVE "A." of ROSE RANCH, SECTION ONE.

SAVE & EXCEPT THIS 31.953 ACRE TRACT:

A Field Note Description of the Call 31.953 Acres of Land, being the Lots in ROSE RANCH, SECTION ONE (FBC 20050010), being in the Eugene Whet Survey, Abstract No. 396, Fort Bend County, Texas.

For Connection Begin at a point in the Southwest right-of-way line of Bryan Road (60 feet wide) marking the Northeast corner of PARK PLACE SUBDIVISION (Slide No. 1263B, Fort Bend County Plat Records) also marking the Northwest corner of the call 36.848 Acre Tract and 202.322 Acre Tract; THENCE, South 22deg.13'55" West, at 20.0 feet pass a 5/8 inch iron rod found in the New Southwest right-of-way line of said Bryan Road and marking the East corner of Lot No. 2 in Block No.2 of said PARK PLACE SUBDIVISION; said corner also marking the Northwest corner of RESTRICTED RESERVE "A" OF ROSE RANCH, SECTION ONE (FBC 20050010); THENCE, South 67deg.47'27" East. 150.0 feet to the Northwest corner of Lot No. 26, Block 1 of said ROSE RANCH, SECTION ONE for the Northwest corner of an d place of beginning for this 31.953 Acre Tract;

THENCE, South 67deg.47'27" East, 1205.83 feet along the Northeast line of Lots Nos. 26 thru 6 in Block No. 1 of ROSE RANCH, SECTION ONE and Southwest right-of-way line of Bryan Road to point of curve to the right;

THENCE, Along Curve C9 to the right with Delta=90deg.00'00", Radius=25.0 feet, Length=39.27 feet and Chord=South 22deg.47'27" East, 35.36 feet to point of tangency;

THENCE, Along L18. South 22deg.12'33" West, 74.85 feet to point of curve;

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THENCE, Along Curve C38 to the left with Delta=02deg.37'28", Radius=500.0 feet, Length=22.90 feet and Chord=South 20deg.53'49" West, 22.90 feet to point;

THENCE, South 19deg.35'05" West, 195.50 feet to point of curve;

THENCE, Along C37. along a curve with Delta=02deg.37'28", Radius=500.0 feet and Chord=

South 20deg.53'49" West, 22.90 feet to point;

THENCE L17. South 22deg.12'33" West, 41.82 feet to point;

THENCE, Along C36. along a curve with Delta=02deg.46'33", Radius=500.0 feet, Length=24.19 feet and Chord=South 20deg.51'49" West, 41.82 feet to point;

THENCE, South 25deg.13'12" West, 145.19 feet to point;

THENCE, Along C5. along a curve to the right with Delta=28deg.55'54" , Radius=1360.0 feet, Length=679.46 feet and. Chord=South 39deg.41'20" West, 679.46 feet to the Southeast corner of said 31.953 Acre Tract and of Lot No. 59, Block 1 of ROSE RANCH, SECTION ONE and the Southeast corner of this tract;

THENCE, Northwesterly and Northerly along the Southwest and Westerly line of Lots Nos. 59 thru 26, Block No. 1 of ROSE RANCH, SECTION ONE with the following courses and distances:

North 67deg.47'27" West, 555.25 feet to an angle point;
North 66deg.34'31" West, 80.69 feet to an angle point;
North 55deg.15'14" West, 105.67 feet to an angle point;
North 39deg.02'01" West, 128.25 feet to an angle point;
North 22deg.48'47" West, 128.25 feet to an angle point;
North 06 deg.35'34" West, 128.25 feet to an angle point;
North 09deg.37'39" East, 114.41 feet to an angle point;
North 22deg.14'34" East, 798.95 feet to the place of beginning and containing 31.953 acres of land, more or less

AND SAVE AND EXCEPT Restricted Reserves "B,C,D,E, F" of Rose Ranch Section One, a subdivision of land in Fort Bend County, Texas, according to the Map or Plat as recorded under

P2005/10 of the Plat Records and as set forth in the Deed Recorded under Clerk's File No. 2009128213 of the Official Public Records of Fort Bend County, Texas.